

IN RE: PETITION FOR SPECIAL EXCEPTION * BEFORE THE
AND VARIANCE.
NE/S Windsor Mill Road, 265 ft. * ZONING COMMISSIONER
NW of c/l Pine Avenue
7408 Windsor Mill Road * OF BALTIMORE COUNTY
2nd Election District
2nd Councilmanic District * Case No. 97-65-XA
Legal Owner: Chrissy E. Chun
Lessee: Penn Advertising, Petitioner
* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as Petitions for Special Exception and Variance for the property located at 7408 Windsor Mill Road in the Hebbville community. The Petitions are filed by Chrissy E. Chun, property owner and Penn Advertising, Lessee. Special Exception relief is requested to approve two roof mounted single faced 12 ft. x 25 ft. outdoor advertising signs (300 sq. ft. each) on property split zoned BL-CNS and B.M., pursuant to Section 413.3 of the Baltimore County Zoning Regulations (BCZR). Variance relief is requested from Sections 413.3(c), 232.2 and 232.1, 235.1 and 303.2 of the BCZR all to permit an outdoor advertising sign to be located 33 ft. from the public right of way, in lieu of the required 73 ft., based upon the front yard averaging provision, and from Section 413.3.F to permit the sign to be situated at an approximate 45 degree angle to the right of way in lieu of the required 90 degrees. The requested relief and subject property are more particularly shown on Petitioner's Exhibit No. 12, the site plan to accompany the Petitions for Special Exception and Variance.

Appearing at the public hearing held for this case was Steve Southern on behalf of Penn Advertising. Also present was William Monk, a Land Use Consultant and principal of William Monk, Inc. The Petitioner was represented by Stanley Fine, Esquire. Appearing in opposition to the request was Emily Wolfson, on behalf of the Liberty Communities Development Corp., William Obrieht from the Gwynn Oak Improvement Assn., and Judith Berger.

ORDER RECEIVED FOR FILING
Date 10/23/96
By M. G. G. G.

MICROFILMED

Testimony and evidence presented was that the subject site is approximately .57 acres in area, split zoned B.L.-CNS and B.M. The proposed sign is to be located in the B.L.-CNS portion of the site. The property is presently used as an existing retail shopping center. The site is improved with a rectangular structure, 62 ft. in depth and 176 ft. in length which sits perpendicular to Windsor Mill Road. This structure contains a number of retail outlets, including a liquor store, a video store, a beauty salon and similar uses. The center is known as the Hebbville Center. A macadam parking lot provides sufficient parking spaces for the above described businesses.

The Petitioner proposes leasing space atop of the existing Center building to construct two 12 x 25 ft. outdoor advertising signs. The signs will be oriented so as to face southeastern bound traffic on Windsor Mill Road. As shown on the site plan, the proposed signs will be pitched at a 45 degree angle so as to increase visibility to drivers on Windsor Mill Road. Moreover, the signs will be setback approximately 33 ft. from the right of way line. The signs will be placed on that portion of the building which is closest to Windsor Mill Road. As noted above, the placement of the building is somewhat unusual in that the businesses and parking lot are perpendicular to Windsor Mill Road.

Mr. Monk presented testimony regarding the proposed signs in the neighborhood. He indicated that the building is 16 ft. high and the top of the signs will be an additional 15 ft. in height. He also described the nearby adjoining property uses. He noted that a 7-11 store exists immediately to the northwest of the site and that office and commercial uses, including a service garage area on both sides of the center. He believes that the special exception and variance should be approved and that the use

ORDERED TO BE FILED
10/23/96
M. Spork
34

will not be detrimental to the health, safety and general welfare of the locale.

The Protestants present, including Mr. Obrieht and Mrs. Wolfson, both voiced concerns about traffic safety. They noted that since the sign will sit atop of the building, it will be higher than most structures in the immediate vicinity and will draw the eyes of many drivers from the road. They fear that it could adversely affect traffic patterns and present a safety hazard. It is also noted that the Office of Planning submitted an adverse comment.

Following the hearing, I conducted a site visit to the property and surrounding locale. The visit proved to be instructive. It is to be noted that the commercial core of the Hebbville community is centered around the intersection of Rolling Road and Windsor Mill Road. This intersection is approximately 300 to 325 ft. northeast of the subject property. This commercial core contains a number of commercial and business uses, including those described above, as well as gas stations, convenience stores and similar uses.

Moreover it is of note that these commercial/business uses are clustered. Immediately to the rear of the properties which front Rolling Road and Windsor Mill Road are residential communities. For example, immediately to the rear of the subject site is a community of single family dwellings. I drove through these communities and observed the residential character of these properties adjacent to the commercial/business properties which front the major roads.

The request is problematic because of the character and location of the interior neighborhood. Particularly, the fact that the sign will be roof mounted causes a unique impact, over and above what normally might be associated with the construction of a sign on this property. Despite the

Petitioner's plans to increase landscaping on the property, it is clear from my site visit that the sign will be visible from many of the surrounding residences. Moreover, unlike outdoor advertising signs adjacent to open highways, the proposed sign in this case abuts Windsor Mill Road, a relatively narrow thoroughfare (2 lanes in each direction without a median).

Based on these considerations, I am persuaded that the Petition for Special Exception must be denied. In my judgment, the construction of the outdoor advertising signs, as proposed, would cause unique detriment to the health, safety and general welfare of the locale. Thus, the Petition for Special Exception should and will be denied.

Having denied the Petition for Special Exception, consideration of the Petition for Variance is, therefore, moot. Arguably, the lot size and configuration would justify some variance from the setback requirements. However, same need not be considered herein in view of the denial of the Petition for Special Exception.

Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 23rd day of October, 1996 that, pursuant to the Petition for Special Exception, approval for two, roof mounted single faced 12 ft. x 25 ft., outdoor advertising signs (300 sq. ft. each) on property split zoned BL-CNS and B.M., and pursuant to Section 413.3 of the BCZR, be and is hereby DENIED; and,

IT IS FURTHER ORDERED that a variance from Sections 413.3(c), 232.2 and 232.1, 235.1 and 303.2 of the BCZR all to permit an outdoor advertising sign to be located 33 ft. from the public right of way, in lieu of the required 73 ft., based upon the front yard averaging provision; and a

variance from Section 413.3.F to permit the sign to be situated at an approximate 45 degree angle to the right of way, in lieu of the required 90 degrees, be and is hereby DISMISSED AS MOOT.



LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

LES:mmn

ORDER RECEIVED FOR FILING

Date

10/23/96

By

M. Hoach

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

October 22, 1996

Mr. Steve Southern
Penn Advertising
3001 Remington Avenue
Baltimore, Maryland 21211

RE: Petitions for Special Exception and Variance
Case No. 97-65-XA
Property: 7408 Windsor Mill Road

Dear Mr. Southern:

Enclosed please find the decision rendered in the above captioned case. The Petitions for Special Exception and Zoning Variance have been denied, in accordance with attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Lawrence E. Schmidt".

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
att.

c: Stanley S. Fine, Esquire, 10th fl., Sun Life Bldg., 20 South Charles Street, Baltimore, Md. 21201
Ms. Chrissy E. Chun, 4402 Silverbrook Lane, Suite 400, Owings Mills, Md. 21117
Mr. William Monk, 222 Bosley Avenue - C-6, Towson, Md. 21204
Mr. William Obrieht, Gwynn Oak Improvement Assn; 2415 Poplar Drive Baltimore, Md. 21207
Mrs. Judith Berger & Dana M. Stein, Liberty Road Community Council, Inc., P.O. Box 31555, Baltimore, Md. 21207
Mrs. Emily Wolfson, Liberty Communities Devel. Corp. 8506 Church Lane, Randallstown, Maryland 21133

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54



Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at

7408 WINDSOR MILL ROAD

which is presently zoned

BL-CNS & BM

98-65-XA

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for

2 ROOF MOUNTED, SINGLE FACE 12'x25' OUTDOOR ADVERTISING SIGNS
(300 SQ. FT. EACH) PER SECTION 413.3 B.C.Z.R.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Contract Purchaser/Lessee:

PENN ADVERTISING

(Type or Print Name)

Steve D. Southern
Signature STEVE SOUTHERN

3001 REMINGTON AVENUE
Address

BALTIMORE MARYLAND 21211
City State Zipcode

Attorney for Petitioner

(Type or Print Name)

Stanley A. Yure
Signature

Address Phone No

City State Zipcode

Legal Owner(s):

Chrissy E. Chun

(Type or Print Name)

Chrissy E. Chun
Signature

(Type or Print Name)

Signature

4402 Silverbrook Lane, Suite 400

Address Phone No.

Owings Mills, MD 21117

City State Zipcode

Name, Address and phone number of legal owner, contract purchaser or representative to be contacted.

WILLIAM MONK, INC.

Name

222 BOSLEY AVENUE C-6 410-494-8931
Address Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates _____ Next Two Months

ALL _____ OTHER _____

REVIEWED BY: _____ DATE _____

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DROP OFF
NO REVIEW
8/2/96
WCR





Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 7408 WINDSOR MILL ROAD
which is presently zoned BL-CNS & BM

wpm
232.1
+
235.1

97-65-XA

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

413.3 (c) AND 303.2 TO PERMIT AN OUTDOOR ADVERTISING SIGN TO BE LOCATED 33' FROM THE PUBLIC RIGHT OF WAY IN LIEU OF THE REQUIRED 73' BASED UPON THE FRONT YARD AVERAGING PROVISION. AND SECTION 413.3 F TO PERMIT THE SIGN TO BE SITUATED AT APPROXIMATELY 45° ANGLE TO THE R/W IN LIEU OF REQUIRED APPROX. RIGHT ANGLE

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

THE LOCATIONS OF ADJACENT COMMERCIAL BUILDINGS AND THE RETAIL BUILDING (ON SITE) PROHIBITS VISIBILITY OF THE SIGN FROM MOTORISTS TRAVELING ON WINDSOR MILL ROAD IF THE SIGN WERE TO BE LOCATED BEHIND THE FRONT BUILDING SETBACK LINE.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

~~Contract Purchaser/Lessee~~

Legal Owner(s):

PENN ADVERTISING
(Type or Print Name)

Chrissy E. Chun
(Type or Print Name)

Steve D. Southern
Signature STEVE D. SOUTHERN

Chrissy E. Chun
Signature

3001 REMINGTON AVENUE
Address

(Type or Print Name)

BALTIMORE MARYLAND 21211
City State Zipcode

Signature

Attorney for Petitioner.

4402 Silverbrook Lane, Suite 400
Address Phone No

(Type or Print Name)

Owings Mills, MD 21117
City State Zipcode
Name, Address and phone number of representative to be contacted

Stanley H. Hare
Signature

Address Phone No.

WILLIAM MONK, INC.
Name

City State Zipcode

222 BOSLEY AVENUE C-6 410-494-8931
Address Phone No.

DROP OFF
NO REVIEW



OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING
unavailable for Hearing

the following dates _____ Next Two Months

ALL _____ OTHER _____

REVIEWED BY: _____ DATE _____



Printed with Soybean Ink
on Recycled Paper

8/2/96
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**ZONING DESCRIPTION
PENN ADVERTISING
7408 WINDSOR MILL ROAD
2ND ELECTION DISTRICT,
BALTIMORE COUNTY, MARYLAND**

97-65-XA

BEGINNING FOR THE SAME on the east side of Windsor Mill Road 265 feet, more or less, north of the center line of Pine Avenue at the point of intersection with the north right-of-way line of Windsor Mill Road; thence binding on the north side of Windsor Mill Road

the four following courses and distances: (1) North 54 degrees 31 minutes 15 seconds West 43.29 feet, (2) North 48 degrees 55 minutes 17 seconds West 50.99 feet, (3) North 60 degrees 13 minutes 53 seconds West 24.33 feet, thence by a curve to the left (4) with a radius of 3,489.72 and an arc length of 21.66 feet, thence leaving Windsor Mill Road (5) North 29 degrees 03 minutes 20 seconds East 174.14 feet, thence (6) South 48 degrees 28 minutes 00 seconds East 150.45 feet, thence (7) South 38 degrees 31 minutes 00 seconds West 176.00 feet to the place of beginning.

CONTAINING 0.57 acres of land, more or less.



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CASE NUMBER: 9 5-XA (Item 54)
7408 Windsor Mill Road
NE/S Windsor Mill Road, 265' NW of c/l Pine Avenue
2nd Election District - 2nd Councilmanic
Legal Owner(s): Chrissy E. Chun
Lessee: Penn Advertising

Post by: 9/1/96

Special Exception for 2 roof mounted single face 12 feet by 25 feet outdoor advertising signs (300 square feet each).
Variance to permit an outdoor advertising sign to be located 33 feet from the public right of way in lieu of the required 723 feet based upon the front yard averaging provision.

HEARING: MONDAY, SEPTEMBER 16, 1996, at 9:00 a.m. in Room 118, Old Courthouse.

William Monk 494-8931 ✓

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97-65-XA

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 2 Date of Posting: Aug 30, 1996
Posted for: SPECIAL Exception / Variance 2-12x25' outdoor Advertising Signs
Petitioner: Chrissy E. Chun / Penn Advertising
Location of property: 7408 Windsor Mill Rd.
NE/S Windsor Mill Rd 265' NW of c/l Pine Avenue
Location of Signs: EAST OF entrance, Facing Windsor Mill Rd. Approx 20' from Building.
Remarks:
Posted by: [Signature] Date of return: 9/17/96
Number of Signs: 1 Signature: NATHAN STEPHAN Penn Adv.

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NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 108 of the County Office Building, 111 Washington Avenue, Towson, Maryland 21204 as follows:

Peaks Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case: #97-65-XA
(Item 54)

7408 Windsor Mill Road
NE/S Windsor Mill Road, 265'
NW of c/ Pine Avenue
2nd Election District
2nd Councilmanic

Legal Owner(s):
Chrissy E. Chun

Lessee:

Penn Advertising

Special Exception: for 2 roof mounted single face 12 feet by 25 feet outdoor advertising signs (300 square feet each).
Variances to permit an outdoor advertising sign to be located 33 feet from the public right of way in lieu of the required 723 feet based upon the front yard averaging provision.

Hearing: Monday, September 18, 1996 at 9:00 a.m. in Rm. 118, Old Courthouse.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Handicapped Accessible for special accommodations
Please Call 887-3363.

(2) For information concerning the file and/or hearing, Please Call 887-3381.

8/322 Aug 22

C76141

CERTIFICATE OF PUBLICATION

TOWSON, MD., 8/22, 1996

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 8/22, 1996.

THE JEFFERSONIAN,

A. Henrichson
LEGAL AD. - TOWSON

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Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 54 Petitioner: PENN ADV.

Location: 7408 WINDSOR MILL ROAD

PLEASE FORWARD ADVERTISING BILL TO:

NAME: NATE STERNER / PENN ADV.

ADDRESS: 3001 REMINGTON AVENUE
BALTIMORE, MD 21211

PHONE NUMBER: 410-235-8820

TO: PUTUXENT PUBLISHING COMPANY
August 22, 1996 Issue - Jeffersonian

Please forward billing to:

Nate Sterner
Penn Advertising
3001 Remington Avenue
Baltimore, MD 21211
235-8820

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 97-65-XA (Item 54)
7408 Windsor Mill Road
NE/S Windsor Mill Road, 265' NW of c/l Pine Avenue
2nd Election District - 2nd Councilmanic
Legal Owner(s): Chrissy E. Chun
Lessee: Penn Advertising

Special Exception for 2 roof mounted single face 12 feet by 25 feet outdoor advertising signs (300 square feet each).

Variance to permit an outdoor advertising sign to be located 33 feet from the public right of way in lieu of the required 723 feet based upon the front yard averaging provision.

HEARING: THURSDAY, SEPTEMBER 12, 1996 at 10:00 a.m. in Room 118, Old Courthouse.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

August 15, 1996

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 97-65-XA (Item 54)
7408 Windsor Mill Road
NE/S Windsor Mill Road, 265' NW of c/l Pine Avenue
2nd Election District - 2nd Councilmanic
Legal Owner(s): Chrissy E. Chun
Lessee: Penn Advertising

Special Exception for 2 roof mounted single face 12 feet by 25 feet outdoor advertising signs (300 square feet each).
Variance to permit an outdoor advertising sign to be located 33 feet from the public right of way in lieu of the required 723 feet based upon the front yard averaging provision.

HEARING: THURSDAY, SEPTEMBER 12, 1996 at 10:00 a.m. in Room 118, Old Courthouse.

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon
Director

cc: Chrissy E. Chun
William Monk, Inc.
Penn Advertising
Stanley Fine, Esq.

- NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

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ELECTRICAL PERMIT

PERMIT #: E280229 XREF #: B274984 DIST: 10 PREC: 00

MOTORS (HP)

1/8 1 10 1 15 1 5 1

RECEIPT #: A310003

FEE: \$200.00



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

August 20, 1996

NOTICE OF REASSIGNMENT

CASE NUMBER: 97-65-XA (Item 54)
7408 Windsor Mill Road
NE/S Windsor Mill Road, 265' NW of c/l Pine Avenue
2nd Election District - 2nd Councilmanic
Legal Owner(s): Chrissy E. Chun
Lessee: Penn Advertising

Special Exception for 2 roof mounted single face 12 feet by 25 feet
outdoor advertising signs (300 square feet each).
Variance to permit an outdoor advertising sign to be located 33 feet
from the public right of way in lieu of the required 723 feet based
upon the front yard averaging provision.

HEARING: MONDAY, SEPTEMBER 16, 1996 at 9:00 a.m. in Room 118, Old
Courthouse.

A handwritten signature in cursive script, reading "Arnold Jablon".

ARNOLD JABLON
DIRECTOR

cc: Chrissy E. Chun
William Monk, Inc.
Penn Advertising
Stanley Fine, Esq.

MICROFILM



PERMIT #: P279863

COMPANY OR OWNER

DATE

ADDRESS

AGENT
OWNER

PHONE

SIGNATURE OF APPLICANT

Literature Search

**Effect of Outdoor
Advertising Signs on Safety**

PETITIONER'S

EXHIBIT NO. 12

*Prepared by: Erdman and Associates, Inc.
March 17, 1992*

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METHODOLOGY

The Transportation Research Information System (TRIS) is a computerized information file maintained and operated by the Transportation Research Board (TRB) under the sponsorship of several agencies of the Federal Government. TRIS is the prime source of Transportation Research Information in the United States. Appendix A contains copies of descriptive literature about TRIS.

Information published in October of 1991 indicates that there are a total of 354,193 records in the TRIS file. This is the latest published information concerning the size of the file. Early in March, 1992, Erdman and Associates, Inc. undertook a computerized search of the TRIS files in an effort to determine if research had been done which would establish a relationship between outdoor advertising signs and roadway operations and safety.

The TRIS file contains research from 1968 to the present and is updated monthly. In the course of the study, review of pertinent research documents indicated that research earlier than 1968 was available and had been cited in the later research. Although all of this published information was not available, several papers reporting research in the 1950's were located in the library of the Johns Hopkins University.

The results of the initial computerized literature search are summarized in Table 1:

TABLE 1

Single Description	No. of Records
HAZARD	7,210
SIGN	33,296
ACCIDENT	29,425
ROADSIDE	3,231
DRIVER	25,648
DISTRACT	<u>184</u> *(8)
Total	98,994 (8)

Multiple Descriptors	No. of Records
HAZARD WITH SIGN	21 *(0)
ACCIDENT WITH SIGN	82 *(4)
ROADSIDE WITH SIGN	64 *(4)
DRIVER WITH DISTRACT	13 *(2)
DRIVER WITH DISTRACT WITH SIGN	<u>0</u> (0)
Total	180 (10)

- * Reviewed Title and Publication Date
() Reviewed Abstracts of this Number of Reports

Although 98,994 of the records contained reference to at least one of the descriptors potentially associated with the subject being investigated, the paring of those descriptors indicated that only 167 of the records related signs with either hazards or accidents or roadside features. Thirteen other records linked drivers with distractions. The title and publication date of the 180 records which contained multiple descriptors were reviewed. In addition, the 184 records addressing distraction were included with the 180 paired records; the title and publication date of those 184 records were reviewed. In most cases the title of the paper indicated that research reported did not concern the effect of outdoor advertising signs upon road safety.

Research abstracts for the 18 records selected from the computerized search and review of titles were further evaluated. Abstracts of these 18 papers were reviewed by staff of Erdman and Associates, Inc. and four papers were found which at least closely addressed the subject of the effect of outdoor advertising on traffic safety. Those four papers are:

1. RELATION BETWEEN ROADSIDE SIGNS AND TRAFFIC ACCIDENTS:
FIELD INVESTIGATION
Holahan, CJ; Campbell, MD; Culler, RE; Veselka, C (Texas University, Austin)
Transportation Research Board
Transportation Research Record N683 1978 pp 1-3 4 Tab. 16 Ref.
2. DO BILLBOARDS CAUSE HIGHWAY ACCIDENTS
Accident Reporter Feb 1974 4 pp Figs. Photos.
3. THE ROADSIDE DISTRACTION--HOW BIG A ROLE DOES IT PLAY IN ACCIDENTS
Blanche, EE
Blanche, (Ernest E.) and Associates
Traffic Safety Monograph
4. THE TOP TEN DRIVER ERRORS
Family v35 n4 1977 Monograph p28-30 6/19/1977))



RESULTS OF LITERATURE REVIEW

The abstracts available from the TRIS file are included in their entirety in Appendix B. Briefly stated, the results indicate:

1. Reference 1 concludes that the "results indicate that a number of sign elements had a significant relation to accidents at intersections controlled by stop signs, but no relation was found between signs and accidents at intersections controlled by traffic signals."
2. Reference 2 found that "nothing was produced which would clearly indicate that billboards are the cause of distraction and the subsequent crashes."
3. Reference 3 concluded that "relation between accidents and distractions such as picnic areas, advertising signs, road booths, etc., was statistically negligible."
4. Reference 4 found that roadside distractions, including outdoor advertising signs, were not in the list of top ten driver errors.

A complete copy of the first reference has been obtained from the Library of the Johns Hopkins University. The entire text of that report is included in Appendix B. Copies of the other references have been ordered but, because of the short time available, their delivery prior to the hearing on March 18, 1992 is not expected.

APPENDIX A

WHY TRIS?

FILE 63

TRIS...the prime source of transportation research information in the USA

**TRIS...designed to help you identify worldwide sources of transportation
research information**

TRIS...the unique online data base with transportation research in progress

TRIS...when you want to know who's doing what and where

TRIS...an effective way to diagnose your transportation research problems

**TRIS...regularly used by transportation administrators, operators, academics, planners,
designers, engineers, managers**

**TRIS...where you can find information to help you find solutions to local, state, and
national transportation problems**

TRIS...your data base, at your service — call (202) 334-2988

FACTS ABOUT TRIS

What Is TRIS?

TRIS is a computerized information file maintained and operated by the Transportation Research Board, NRC, under the sponsorship of the Federal Highway Administration, the Urban Mass Transportation Administration, the National Highway Traffic Safety Administration, U.S. Department of Transportation, the fifty state highway and transportation departments, the District of Columbia and Puerto Rico, the Motor Vehicle Manufacturers Association, the National Asphalt Pavement Association, the U.S. Army Corps of Engineers, and the Association of American Railroads.

What Information Is In TRIS?

TRIS contains information on various modes and aspects of transportation including planning, design, finance, construction, maintenance, equipment, traffic operations, management, marketing, and other topics. TRIS contains more than 250,000 abstracts of completed research and summaries of research projects in progress.

Where does the information come from?

TRIS has worldwide sources of information. The primary U.S. sources are the Federal Highway Administration, the Urban Mass Transportation Administration, the National Highway Traffic Safety Administration, U.S. Department of Transportation, Congressional hearings and reports, the U.S. General Accounting Office, trade and professional associations, universities, research institutes and regional and state organizations. TRIS receives worldwide transportation information through its exchange with international bodies such as the International Union of Public Transport, the International Union of Railways, the International Road Research Documentation, the European Conference of Ministers of Transport, the Dutch Ministry of Transport, and others. More than 300 journals are scanned for selection of materials by TRIS and TLIB staffs.

What is TLIB?

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SAMPLE RECORDS

Journal Article

RECORD TYPE _____
 TRIS ACCESSION NUMBER → 469591 [DA]
 TITLE → FIELD ANALYSIS OF RUTTING ON OVERLAYS OF CONCRETE INTERSTATE PAVEMENTS IN ILLINOIS
 AUTHORS → Carpenter, SH; Enockson, L.
 CORPORATE SOURCE → Transportation Research Board
 JOURNAL NAME → Transportation Research Record N1136 (1987), pp 46-56 10 Fig. 9 Tab. 6 Ref.
 PUBLICATION YEAR → SUBFILE: HRIS
 AVAILABILITY → AVAILABLE FROM: Transportation Research Board Publications Office 2101 Constitution Avenue, NW Washington D.C. 20418

ABSTRACT → Thirty-two overlay projects placed over portland cement concrete pavements were surveyed for the initial development of a comprehensive statewide pavement data base of which these overlay projects would be part. Ninety-two different uniform sections were visually surveyed to obtain performance data on the overlay projects. Design and construction data were collected for inclusion in the data base. The data were analyzed to develop regression relations between rutting and mixture properties of the asphalt concrete overlays. The analysis clearly shows the importance of material properties to the development of rutting, particularly the gradation parameters. Eleven of the projects were cored for structural testing in the laboratory. The structural tests clearly show that the resilient modulus and indirect tensile strength bear a strong relationship to the rutting that develops in the overlay during its life. The analysis in this paper clearly shows how a statistically sound examination of pavement performance can furnish data for an analysis that provides information that can be used to alter mix design and construction practices to address a specific problem. In this paper it is shown that permanent deformation can be controlled through proper material control; further, if the allowable limits on variability of the mixture coming out of the plant can be altered, performance can be altered. A judicious selection of median values and tighter plant control can reduce rutting potential. This paper appeared in Transportation Research Record No. 1136, Pavement Design.

DESCRIPTORS → DESCRIPTORS: ASPHALTIC CONCRETE; CONCRETE PAVEMENTS; CONSTRUCTION METHODS; CORE ANALYSIS; DATA ACQUISITION; DATA ANALYSIS; DEFORMATION; FIELD STUDIES; INDIRECT TENSILE TEST; LABORATORY TESTS; MIX DESIGN; MODULUS OF RESILIENCE; OVERLAY COURSE; PAVEMENT DESIGN AND PERFORMANCE; PAVEMENT PERFORMANCE; RUTS; VISUAL SURVEYS

Technical Report

RECORD TYPE _____
 TRIS ACCESSION NUMBER → 475192 [DA]
 TITLE → ROAD PROFILE STUDY. FINAL REPORT
 AUTHORS → Cumbaa, SL
 CORPORATE SOURCE → Louisiana Dept of Transportation & Development P.O. Box 94245, Capitol Station Baton Rouge Louisiana 70804; Federal Highway Administration 400 7th Street, SW Washington D.C. 20590
 PUBLICATION YEAR → Feb 1986 n.p.
 REPORT NUMBER → REPORT NO: FHWA/LA-86/185; Rept No 185
 CONTRACT NUMBER → CONTRACT NO: Study No 83-1P(B); HP&R
 SUBFILE: IRIS
 AVAILABILITY → AVAILABLE FROM: National Technical Information Service 5285 Port Royal Road Springfield Virginia 22161

ABSTRACT → This study was undertaken to evaluate the overall usefulness of the Rainhart profilograph as a roughness measuring device, and to determine its ability to profile the roadway surface. Comparison testing was conducted utilizing the profilograph along with the 10-ft. rolling straightedge and the Mays Ride Meter on both portland cement concrete and hot mix asphaltic concrete surfaces. The profiling ability of the profilograph was studied by testing it over a surface with known (induced) areas of roughness. It was found that the digital counters of the profilograph are un-repeatable, and therefore not useable. The profilograph's graphical trace was found to be very repeatable, and when evaluated using a 0.1-in. blanking band, to correlate well with both the 10-ft. rolling straightedge and the Mays Ride Meter. It was determined that in most cases the profilograph produces a graphical trace which closely resembles the actual surface profile of the roadway. Recommendation for the development of profilograph "roughness" specifications and for profilograph utilization are included in this report.

DESCRIPTORS → DESCRIPTORS: MEASURING INSTRUMENTS; PAVEMENT DESIGN AND PERFORMANCE; PROFILOGRAPHIS; ROAD PROFILE; ROUGHNESS; TESTING

SAMPLE RECORDS

Research In Progress

RECORD TYPE _____
TRIS ACCESSION NUMBER _____ 488510 PR
TITLE _____ IDENTIFICATION OF SPECIAL USE TRUCK TRAFFIC
INVESTIGATORS _____ INVESTIGATORS: Mason, JM; Middleton, D
SPONSORING ORGANIZATION _____ SPONSORING ORG: Texas State Department of Highways & Public Transp; Federal Highway Administration
PERFORMING ORGANIZATION _____ PERFORMING ORG: Texas Transportation Institute Texas A&M University College Station Texas 77843
CONTRACT NUMBER _____ CONTRACT NO: 2-18-84-420; HP&R
PROJECT START DATE _____ PROJECT START DATE: 8509
PROJECT TERMINATION DATE _____ PROJECT TERMINATION DATE: 8608
SUBFILE: IIRIS
ABSTRACT _____ The objectives of this project include locating and describing regions within the state of Texas impacted by trucks and other traffic generated by the timber, agricultural, and surface mining industries. In addition to these three industries, still others are being investigated. The type of vehicles used in these industries, modal split, radius of influence, and trip generation factors will be determined on a site-specific
DESCRIPTORS _____ DESCRIPTORS: AGRICULTURE; MINING; MODAL SPLIT; OPERATIONS AND TRAFFIC FLOW; RESEARCH PROJECT; TIMBERS; TRAFFIC; TRAFFIC FLOW, CAPACITY, AND MEASUREMENTS; TRIP GENERATION; TRUCKS

TLIB Record

RECORD TYPE _____
TRIS ACCESSION NUMBER _____ 440184 DA
TITLE _____ ARTERIAL SIGNAL TIMING OPTIMIZATION USING PASSER II-87: MICROCOMPUTER USER'S GUIDE
AUTHORS _____ Chang, EC; Lei, JC; Messer, CJ
CORPORATE SOURCE _____ Texas Transportation Institute Texas A & M
JOURNAL NAME _____ RESEARCH REPORT; No 467-1 -UNTRACED SERIES N467- Jul[1988]Final Repo 96pp
PUBLICATION YEAR _____ English
REPORT NUMBER _____ REPORT NO: FHWA/TX-88/467/1
SUBFILE: UCITS; TLIB
ABSTRACT _____ By Edmond Chin-Ping Chang and James Chiang-Kuo Lei and Carroll J. Messer ADDL Place of Publication: Springfield, VA ADDL Publisher: available through National Technical Information Service Other Phys. Description: VIII Illustrated Spine Title: PASSER II-87: MICROCOMPUTER USER'S GUIDE July 1988 Research Study Number 2-18-86-467 Bibliography: p. 78-79 ADDL Corp. Author INFO: Texas Transportation Institute Texas Transportation Institute Texas A & M University System
(INCLUDES AVAILABILITY)
DESCRIPTORS _____ DESCRIPTORS: ELECTRONIC TRAFFIC CONTROLS; PASSER II 87 COMPUTER PROGRAM; TRAFFIC SIGNALS, TIMING; TRAFFIC SIGNS AND SIGNALS

JOURNALS SCANNED BY TRB FOR TRIS
January, 1989

AAMVA Bulletin
AASHTO Quarterly
Accident Analysis and Prevention
ACI Materials Journal
ACI Structural Journal
Airports International
Alcohol, Drugs and Driving
Alcohol, Drugs, and Traffic Safety
American City & County
American Economic Review
American Transportation Builder
Appalachia
APWA Reporter
Arizona Review
ASCE Journal of Cold Regions Engineering
ASCE Journal of Computing in Civil Engineering
ASCE Journal of Construction Engineering and Management
ASCE Journal of Energy Engineering
ASCE Journal of Engineering Mechanics
ASCE Journal of Environmental Engineering
ASCE Journal of Geotechnical Engineering
ASCE Journal of Hydraulic Engineering
ASCE Journal of Irrigation and Drainage Engineering
ASCE Journal of Management in Engineering
ASCE Journal of Performance of Constructed Facilities
ASCE Journal of Professional Issues in Engineering
ASCE Journal of Structural Engineering
ASCE Journal of Surveying Engineering
ASCE Journal of Technical Topics in Civil Engineering
ASCE Journal of Transportation Engineering
ASCE Journal of Urban Planning and Development
ASCE Journal of Waterway, Port, Coastal and Ocean Engineering
ASTM Standardization News
Australian Road Research
Aviation Week and Space Technology
Better Roads
Bus Ride
Canadian Geotechnical Journal
Canadian Journal of Civil Engineering
Canadian Journal of Earth Sciences
Cement, Concrete and Aggregates
City Transport
Civil Engineering
Commercial Carrier Journal
Community Transportation Reporter

Concrete International: Design and Construction
Concrete Quarterly
Constructor
Electronics
Engineering Journal
Engineering News Record
Environmental Science and Technology
Geotechnical Fabrics Report
Geotechnical Testing Journal
Geotechnique
Harvard Business Review
Hazmat World
Highway and Heavy Construction
Highway Safety Directions
Highways
Hot Mix Asphalt Technology
Human Factors
IEEE Spectrum
IMSA Journal
Indian Roads Congress Journal
Intermodal Age International
ITE Journal
Journal of American Insurance
Journal of Forestry
Journal of Protective Coatings & Linings
Journal of Safety Research
Journal of the Air Pollution Control Association
Journal of the American Planning Association
Logistics and Transportation Review
Management Science
Mass Transit
Metro Magazine
Michigan Roads and Construction
Microcomputers in Civil Engineering
Modern Railroads
Modern Railways
Modern Steel Construction
National School Bus Report
Nation's Cities Weekly
Northern Engineer
Oil & Gas Journal
Operations Research
Parking
Parking Professional

Photogrammetric Engineering and Remote Sensing
Planning (formerly ASPO Planning)
Progressive Railroading
Public Roads
Public Works
Quarterly Report-Japanese Railway Technical Institute
Railway Age
Railway Gazette International
Railway Track & Structures
Research and Development
Right of Way
Roads and Bridges
School Bus Fleet
Science
Scientific American
Taxicab Management
Technological Forecasting and Social Change
Technology Review
Texas Transportation Researcher
Traffic Engineering and Control
Traffic Safety
Trains
Transafety Reporter
Transpo
Transport Engineer
Transportation
Transportation:an Abstract Newsletter
Transportation Journal
Transportation Law Journal
Transportation Planning and Technology
Transportation Quarterly
Transportation Research: Parts A and B
Transportation Science
TRNews
Tunnels and Tunnelling
UITP Revue
UMTRI Research Review
Urban Land
Urban Transportation Abroad
World Highways

APPENDIX B

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196654/5
196654 DA
RELATION BETWEEN ROADSIDE SIGNS AND TRAFFIC ACCIDENTS: FIELD INVESTIGATION

Holahan, CJ; Campbell, MD; Culler, RE; Veselka, C (Texas University, Austin)

Transportation Research Board

Transportation Research Record N683 1978 pp 1-3 4 Tab. 16 Ref.

SUBFILE: HRIS

AVAILABLE FROM: Transportation Research Board Publications Office 2101 Constitution Avenue, NW Washington D.C. 20418

The purpose of this study was to investigate systematically the relation between roadside signs located nearest to urban traffic intersections and traffic accidents. Specific sign elements studied were total number, type (public versus private), size, and color. The dependent variable was the number of accidents during 1975 at 60 intersection approaches where the driver who entered the intersection from the direction selected was determined to be at fault in the police accident investigation report. The intersections were selected randomly from cross intersections in the city of Austin where at least one accident occurred during 1975. Results indicate that a number of sign elements had a significant relation to accidents at intersections controlled by stop signs, but no relation was found between signs and accidents at intersections controlled by traffic signals. Possible interpretations of the findings are considered, and some practical suggestions for reducing the effects of distracting signs at stop-sign intersections are advanced. /Authors/ This paper appeared in TRB Research Record No. 683, Road User Information Needs, Pedestrian Movement, and Bicycle Travel Patterns.

DESCRIPTORS: INTERSECTIONS; ROADSIDE; SAFETY; SIGNALIZED INTERSECTIONS; STOP SIGNS; TRAFFIC ACCIDENTS; URBAN AREAS; WARNING SIGNS

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?T 263223/5

263223/5
263223 DA

DO BILLBOARDS CAUSE HIGHWAY ACCIDENTS

Accident Reporter Feb 1974 4 pp Figs. Photos.

SUBFILE: HRIS

For many years, some people have felt that advertising billboards contributed to highway accidents by distracting the drivers of vehicles. The Highway Safety Research Center (HSRC) in North Carolina has stored on computer tapes officers' narratives from more than 200,000 traffic crashes. The Traffic and Transportation Department of the University of California at Los Angeles requested the HSRC to make a search to determine the role of advertising billboards in causing traffic crashes. Nothing was produced which would clearly indicate that billboards are the cause of distraction and the subsequent crashes. The growing use of officers' narratives points up the importance of the individual officer using great care in describing the factors involved in all types of traffic crashes.

DESCRIPTORS: ACCIDENT CAUSES; ACCIDENT INVESTIGATION; DATA STORAGE; DISTRACTION; INFORMATION SYSTEMS; OPERATIONS AND TRAFFIC FLOW; ROADSIDE ADVERTISING; TRAFFIC ACCIDENT REPORTING

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?T 503349/5

503349/5

503349 DA

THE ROADSIDE DISTRACTION--HOW BIG A ROLE DOES IT PLAY IN ACCIDENTS

Blanche, EE

Blanche (Ernst E.) and Associates

Traffic Safety Monograph

REPORT NO: HS-003 444

SUBFILE: HSL

New Jersey Garden State Parkway studied. Relation between accidents and distractions such as picnic areas, advertising signs, phone booths, etc., was statistically negligible.

DESCRIPTORS: ACCIDENT CAUSES; ATTENTION LAPSES; HIGHWAY ACCIDENT POTENTIAL; NEW JERSEY

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?T 521852/5

521852/5

521852 DA

THE TOP TEN DRIVER ERRORS

Family V35 n4 1977 Monograph p28-30 6/1977))

REPORT NO: HS-020 329

SUBFILE: HSL

AVAILABLE FROM: See publication

Between Jun 1971 and Sep 1975, 30% of all traffic accidents in Monroe County, Ill. were investigated by a research team from the Institute for Res. in Public Safety at Indiana Univ. to determine the most common driver errors. During stage one, involving more than 2,200 accidents, drivers were interviewed, vehicles were inspected, driving environment was assessed, skid marks and other physical evidence were measured, the cases were discussed and the causes of the accidents determined. In another phase, involving 420 cases, accident victims were persuaded to undergo an in-depth investigation. The vehicles involved were examined at a special research garage by automotive engineers, drivers were interviewed by psychologists or sociologists, and traffic engineers and accident reconstruction experts went to the scene of the accidents and examined all physical and environmental factors, calculated speed estimates and made detailed scale drawings showing the trajectories of the vehicles before, during and after the accident. In 92.6% of the accidents, human errors definitely or probably caused the accident, or at least increased the severity. In another 5.3% human error possibly contributed to the accident. The top ten driving errors, in order of frequency, were improper lookout (pulling into a street from an intersecting alley, street or driveway without looking carefully for oncoming traffic, pulling out to pass without checking for traffic in passing lane, and pulling out of parking space without looking back for oncoming cars), excessive speed, inattention, improper evasive action (no attempt to steer around an impending crash or attempt to steer but unable because brakes were slammed on (instead of pumping them) and front wheels locked), internal distraction (e.g. screaming baby, fighting children, adjusting radio, CB unit or tape player), inadequately defensive driving technique (sometimes following the rules of the road isn't enough), unjustified assumption (assuming there is no traffic coming in the other lane when a driver makes way for you in one lane to enter a major street from a driveway, assuming an oncoming vehicle with turn signals on will turn before he reaches you, assuming another vehicle is required to stop or yield at an intersection (when he is not), assuming another driver will stop or yield even though you know he does not have a sign), improper maneuver (driving the wrong way on a one-way street, turning from the wrong lane or proceeding straight in a turn lane), and overcompensation (accelerate or brake too fast or turn too quickly).

Relation Between Roadside Signs and Traffic Accidents: Field Investigation

Charles J. Holahan, Michael D. Campbell, Ralph E. Culler, and Celia Veselka,
University of Texas at Austin

The purpose of this study was to investigate systematically the relation between roadside signs located nearest to urban traffic intersections and traffic accidents. Specific sign elements studied were total number, type (public versus private), size, and color. The dependent variable was the number of accidents during 1975 at 60 intersection approaches where the driver who entered the intersection from the direction selected was determined to be at fault in the police accident investigation report. The intersections were selected randomly from cross intersections in the city of Austin where at least one accident occurred during 1975. Results indicate that a number of sign elements had a significant relation to accidents at intersections controlled by stop signs, but no relation was found between signs and accidents at intersections controlled by traffic signals. Possible interpretations of the findings are considered, and some practical suggestions for reducing the effects of distracting signs at stop sign intersections are advanced.

The roadside environment in many urban and suburban areas is typified by a burgeoning visual complexity of advertising signs, neon lights, and gaudy billboards. Although some recent studies (1, 2) have evaluated the impact of such development from an essentially aesthetic perspective, surprisingly little research has examined the relation between this array of potential visual distractors in the roadside environment and traffic safety. This concern is underscored by three recent on-site accident investigation studies (3, 4, 5), which have estimated that a principal causal factor in 10 to 25 percent of automobile accidents was distraction.

A large body of research has examined perception of the target traffic stimulus (6, 7) (e.g., the color, size, and lettering of road signs), but almost no inquiry has investigated perception of the target traffic signal as a function of distractors in its environmental background. Thus, traffic engineers possess considerable knowledge relevant to the construction of adequate traffic signs isolated from their environmental context, but very little is known about how to evaluate features of the background environment that may contribute to or reduce road sign effectiveness. Ordinances in most local communities regulate the placement, size, and light intensity of commercial signs; however, such regulations are often very vague. One local regulation (8), for example, prohibits "any change in light intensity, motion, or color which subconsciously fixates or attracts the eyes of the motorist when they should be driving."

Very little inquiry has been directed toward visual distractors and traffic accidents in field settings, and those data that do exist are both contradictory and open to methodological criticism. Two studies (9, 10) reported positive correlations between the presence of advertising devices and automobile accidents on multi-lane highways. Two other studies (11, 12) indicated a positive relation between traffic accidents and the number of elements in the roadside environment, such as commercial establishments, intersections, driveways, and traffic signals. Other evidence, however, has reported no relation between highway accidents and advertising signs (13, 14). Two recent laboratory investigations offer some support for the view that distracting stimuli decrease driving performance significantly under controlled conditions (15, 16), although both studies note that the performance decrements were small and

might not relate to a safety problem under actual driving conditions.

The present study is based on the results of the small number of available field studies. Signs were categorized in terms of a number of dimensions including (a) total number of signs, (b) type of sign (public versus private), (c) size of sign, and (d) color of sign. We hypothesized that increasing numbers of signs, larger size of signs, and greater similarity of color between signs and target traffic device would all relate positively to the number of traffic accidents.

METHOD

Sixty intersections were selected at random from a list of intersections within the city of Austin that had at least one accident during 1975. Both intersections controlled by traffic signs and those controlled by stop signs were studied. The stop-sign intersections were predominantly two-way stops, although some four-way stops were included in the sample. To control for extraneous variables, several criteria were used to restrict the sample. Only cross intersections, where two through streets intersected at a 90° angle, were examined. None of the intersections studied was characterized by unusual landscape features, such as an approach from a steep hill or visual obstructions due to natural or designed features. The sample was also restricted to intersections that had a recent 24-h traffic count of between 5000 and 30 000 vehicles; thus intersections of very high or very low traffic flows were eliminated.

A data sheet was developed to classify every sign observable at an intersection in terms of its type, size, and dominant color. Public signs were defined as signs erected by a governmental entity, such as street signs, restricted-parking signs, bus-stop signs, or bicycle-lane signs. Private signs were defined as signs erected by a nongovernment entity and included those on storefronts or in store windows. A small sign was defined as a sign whose size was equal to or smaller than a standard stop sign; a large sign was one that was larger than a stop sign. Signs were also categorized as either red or nonred, according to their dominant colors. Red signs had a red or partially red background, regardless of the letter color or any red letters or figures on a neutral background of white, black, brown, or clear (glass). All other signs were defined as nonred.

Dependent Variable

The dependent variable was the number of accidents during 1975 at 60 intersection approaches where the driver who entered the intersection from the direction selected was determined to be at fault in the police accident investigation report. The sample of intersection approaches investigated showed a range of from 1 to 12 at-fault accidents during the year. The distribution of accidents was positively skewed; 67 percent of intersection approaches had fewer than three accidents. The accident data were available from the urban transportation office and were derived from the reports of investigating police officers. For every accident, the data

listed the direction of the vehicles involved, time of day, probable cause, and responsible party. Accidents that occurred at night when signs were not clearly visible were excluded from the count, as were accidents that were apparently not related to distraction (e.g., driving while intoxicated or speeding). The remaining

Table 1. Mean number of signs under each distractor element for traffic-signal and stop-sign intersection approaches.

Distractor Elements	Traffic Signal		Stop Sign	
	Low Rate (N = 79)	High Rate (N = 66)	Low Rate (N = 28)	High Rate (N = 33)
Total signs	17.78	25.85	3.46	10.39
Public	7.38	9.74	1.85	6.61
Private	11.53	18.18	2.19	3.88
Large	11.21	15.71	1.04	3.33
Small	10.43	13.59	3.23	7.18
Red	7.86	11.62	1.46	3.82
Nonred	13.85	17.74	2.85	6.70

Table 2. Zero order correlations between distractor elements and at-fault accidents at traffic-signal and stop-sign intersection approaches.

Distractor Elements	Traffic Signal			Stop Sign		
	Correlation	Degrees of Freedom	Probability	Correlation	Degrees of Freedom	Probability
Total signs	0.10	115	0.131	0.23	57	0.040
Public	0.09	115	0.171	0.17	57	0.100
Private	0.09	115	0.175	0.14	57	0.140
Large	0.10	115	0.137	0.22	57	0.047
Small	0.07	115	0.214	0.15	57	0.131
Red	0.12	115	0.107	0.13	57	0.170
Nonred	0.07	115	0.219	0.23	57	0.043

Table 3. Partial correlations between distractor elements and at fault accidents when the influence of traffic flow is controlled at traffic-signal and stop-sign intersection approaches.

Distractor Elements	Traffic Signal			Stop Sign		
	Correlation	Degrees of Freedom	Probability	Correlation	Degrees of Freedom	Probability
Total signs	0.00	114	0.105	0.21	56	0.000
Public	-0.07	114	0.214	0.16	56	0.122
Private	0.02	114	0.424	0.14	56	0.156
Large	-0.01	114	0.478	0.21	56	0.058
Small	0.00	114	0.481	0.14	56	0.135
Red	0.05	114	0.308	0.11	56	0.312
Nonred	-0.04	114	0.335	0.22	56	0.050

Table 4. Partial correlations between distractor elements and at-fault accidents at stop-sign intersection approaches that have two or more accidents when the influence of traffic flow is controlled.

Distractor Elements	Correlation	Degrees of Freedom	Probability
Total signs	0.45	15	0.033
Public	0.11	15	0.337
Private	0.50	15	0.020
Large	0.59	15	0.006
Small	0.24	15	0.175
Red	0.07	15	0.400
Nonred	0.58	15	0.008

at-fault accidents were due primarily to drivers failing to yield the right of way or ignoring stop signs.

Procedure

Three undergraduate psychology students collected the data for the study. An observer stood at the right-hand curb, facing the intersection recording first at a point 61.0 m (200 ft) from the cross street. Every sign visible from that observation point within a 180° visual angle was classified along the three dimensions. The observer then advanced to a point 15.2 m (50 ft) from the cross street and recorded any additional signs within a 180° visual angle, but which had not been visible from the first observation point. The procedure was repeated for each of the other approaches to the intersection. (For a one-way street, observations were recorded only facing the same direction as vehicles traveling on the street.) All observations were conducted in the summer of 1975, during the day under good light conditions. The undergraduate observers received training from a skilled observer who served as a criterion observer. The sample intersections were observed only after each observer had achieved 90 percent agreement with the criterion observer. Periodic interrater reliability checks were conducted between each observer and the criterion observer throughout the study. Average agreement was 92 percent.

RESULTS

Table 1 shows the number of signs under each distractor element observed at accident-intersection approaches for both intersections controlled by traffic signals and intersections controlled by stop signs. At the traffic-signal approaches, low accidents was defined as one or less annual accidents and high accidents as two or more annual accidents. For the stop-sign approaches, low accidents was defined as zero annual accidents and high accidents as one or more annual accidents. For all distractor elements the number of signs at high at-fault accident intersection approaches exceeded the number of signs at low-accident approaches.

Table 2 shows the zero-order correlation between each distractor element and at-fault accidents for both intersection approaches controlled by traffic signals and those controlled by stop signs. At traffic-signal approaches, no distractor dimensions demonstrated a significant relation with at-fault accidents. At stop-sign intersections, in contrast, three distractor elements—total signs, large signs, and nonred signs—demonstrated a significant positive relation to at-fault accidents.

A problem in interpreting the data in Table 2 is the possibility that the positive relation between number of signs and traffic accidents may reflect a positive correlation between both of these variables and rate of traffic flow. In order to discount the possible influence of traffic flow, the data were reanalyzed and controlled statistically for the influence of traffic flow. Table 3 shows the partial correlations, when the rate of traffic flow is controlled, between each distractor element and at-fault accidents for both traffic-signal-controlled and stop-sign-controlled intersection approaches. For all distractor elements, especially for traffic-signal approaches, the partial correlations are somewhat weaker than the zero-order correlations, which indicates that part of the relation between signs and accidents is explained by traffic flow. Nevertheless, at the stop-sign approaches, total signs and nonred signs remain statistically significant and large signs show a very strong statistical trend ($p = 0.058$).

A particularly strong picture of the relation between

signs and traffic accidents emerges when we examine separately the sample of stop-sign approaches showing two or more annual accidents, controlling again for the effect of traffic flow. Table 4 shows the partial correlations when the rate of traffic flow was controlled, between each distractor element and at-fault accidents for stop-sign controlled approaches that had two or more annual accidents. Four distractor dimensions—total signs, private signs, large signs, and nonred signs—demonstrated a strongly significant positive relation with at-fault accidents.

Based on these findings, a summary picture of the relation between distracting signs in the roadside environment and traffic accidents can be presented. There is no evidence that signs presented a traffic safety problem at the intersections controlled by traffic signals. There was, however, evidence that signs were related to accidents at the intersections controlled by stop signs. The relation between the total number of signs and accidents was especially strong at stop-sign intersections characterized by a relatively high number of accidents. In addition, the present data indicated that the signs that predominated at these intersections were larger, private signs. The relation between nonred signs and accidents probably reflected both the influences of a diversity of colors in the distractor and the higher number of nonred signs in the environment.

The differential effects of signs on traffic signals and stop signs may be due to a number of factors. The present data do not directly address this issue, but we may speculate about some possible factors. Most important in the case of stop signs may be that distractors and target are of the same medium. Also, for most of the sites investigated, the placement of signals and stop signs relative to distractors differed. All stop signs were placed at the right-hand curb; however, almost all traffic signals were placed at mid-road on an extension arm. Thus, stop signs and distractors tended to be located together proximally in the visual field, but traffic signals tended to be located more distantly from distractors in the visual field.

The present results support a number of practical suggestions for traffic engineers concerned about reducing the effects of distracting stimuli in the roadside environment. In general, such feedback falls under two areas of application: (a) the establishment of appropriate ordinances to limit legislatively the effect of distractors, and (b) engineering decisions about design changes in the target signal oriented toward counteracting the potential negative effects of background distractors. These findings suggest the need for a wider range of engineering alternatives at some stop-sign intersections to counteract the effects of potential distractors, such as the design of a larger or brighter target traffic device or the employment of neutral background shields to contrast more effectively the target and its surrounding context. Where such design alternatives are not feasible at sites where a significant number of distractors are present, traffic signals should be employed rather than stop signs.

In summary, these results underscore the need for the traffic engineer to accept broader responsibility for the total traffic environment, including both the public roadway and the contingent environmental context in order to cope effectively with the dramatically increased

visual complexity of today's roadside environment.

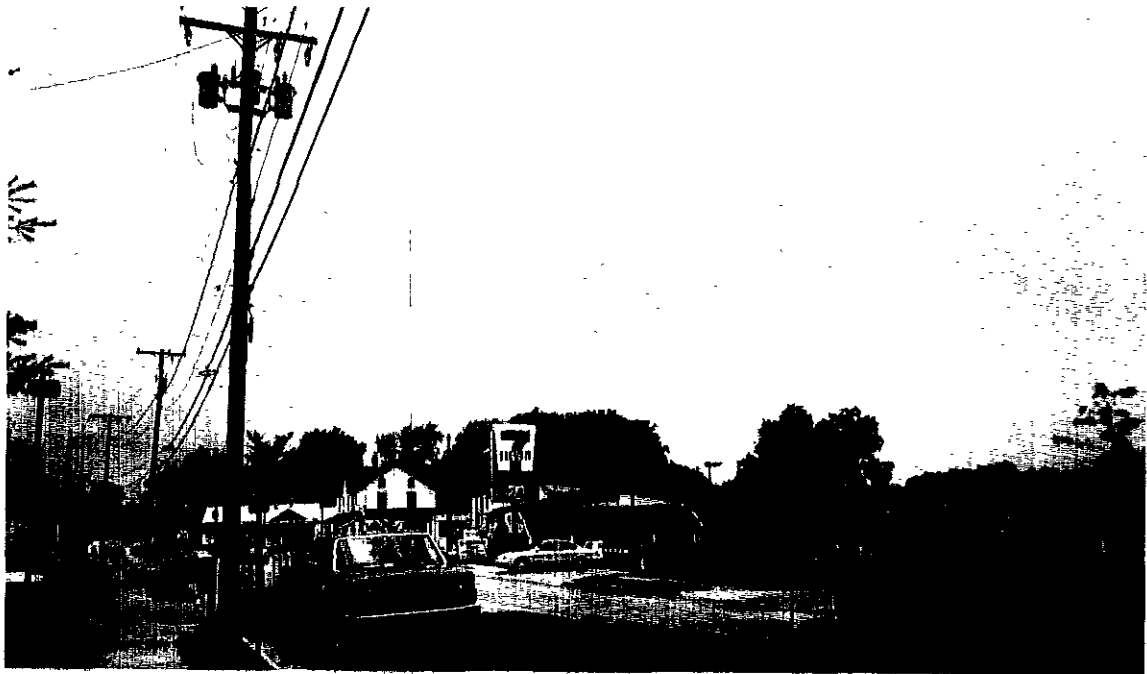
ACKNOWLEDGMENTS

This study was conducted under a research grant from the Texas Office of Traffic Safety, administered through the Council for Advanced Transportation Studies, University of Texas at Austin.

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Publication of this paper sponsored by Committee on Motorist Information Systems.







Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

September 13, 1996

Ms. Chrissy E. Chun
4402 Silverbrook Lane, Suite 400
Owings Mills, MD 21117

RE: Item No.: 54
Case No.: 97-65-XA
Petitioner: Chrissy E. Chun

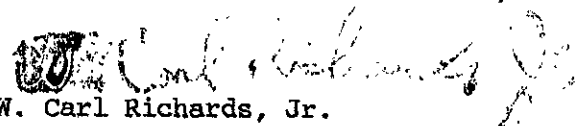
Dear Ms. Chun:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on August 2, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (887-3391).

Sincerely,


W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)

MICROFILMED



Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410)887-4880

DATE: 08/14/96

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF AUG. 12, 1996.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 43, 45, 46, 47, 49, 50, 51, 52,
53 AND 54.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



Printed with Soybean Ink
on Recycled Paper

MICROFILMED

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

INTER-OFFICE CORRESPONDENCE

TO: PDM

DATE: Aug. 13, 1991

FROM: R. Bruce Seeley
Permits and Development Review
DEPRM

SUBJECT: Zoning Advisory Committee
Meeting Date: Aug 12, 91

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:

43

52

44

53

45

54

47

48

49

50

51

RBS:sp

BRUCE2/DEPRM/TXTSBP

10/1991

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

Date: August 16, 1996

FROM: Robert W. Bowling, Chief
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
for August 19, 1996
Item Number 054

The Development Plans Review Division has reviewed the subject zoning item.

This office requests that the Hearing Officer require streetscape planting along the Windsor Mill Road frontage of this site.

RWB:HJO:jrb

cc: File

ZONE22E

MICROFILMED

Please see last 4
Paragraphs on P. 2

Hearing Date
9/14/96

BALTIMORE COUNTY, MARYLAND

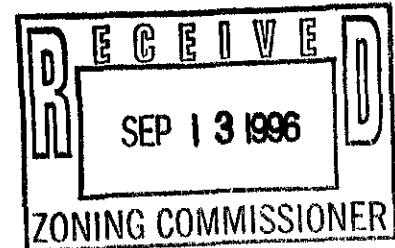
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director, PDM

DATE: September 13, 1996

FROM: Arnold F. "Pat" Keller, III, Director, OP

SUBJECT: 7408 Windsor Mill Road



INFORMATION:

Item Number: 54

Petitioner: Penn Advertising

Property Size: _____

Zoning: BL-AS and BM

Requested Action: _____

Hearing Date: 9/9/96

SUMMARY OF RECOMMENDATIONS:

The petitioner requests a special exception for an illuminated 12' X 25' outdoor advertising sign.

This office recognizes that high standards for signs enhance the aesthetic appearance of the community and the ability of the commercial sector to thrive in an attractive environment.

Staff believes the control of outdoor advertising signs is essential in protecting the health, safety and welfare of the citizens of Baltimore County. In certain locations, the unique scale and design of outdoor advertising signs clearly compromises public safety, since these signs are distracting. The very purpose of an outdoor advertising sign is to attract the attention of motor vehicle operators in order to convey a commercial message.

The problem of competitive waste is of concern to staff. Excessively large signs serve to encourage some business people to increase signage in order to compete for the attention of passersby.

The Baltimore County Master Plan makes several references to the importance of controlling signage. On page 74, the following issue is identified:

"The sign regulations need to be completely updated and revised. The regulations should distinguish between new and existing signs, as well as public and private signage. Incentive for ... phasing out nonconforming uses should be evaluated. Compliance with adopted local community plans should also be considered."

MICROFILMED

TO: Arnold Jablon, Director, PDM
FROM: Arnold F. "Pat" Keller, III, Director, OP

The Planning Office recently submitted a revised staff report to the Planning Board on proposed sign amendments to the Baltimore County Zoning Regulations. This report was developed with the help of an advisory group and input received from a wide spectrum of interest groups. The report, itself, is a direct response to the goals of the Master Plan.

The site on which the applicant proposes to erect two single faced, side by side, roof mounted signs is located in close proximity to several well maintained, single family detached dwellings which are on Ripple Road. The plat accompanying the subject request indicates the signs would be erected on the roof of the existing retail shopping center. The proximity of the signs would clearly impact the residents along Ripple Road, and the proposed roof mounted arrangement would only exacerbate the impact.

Of the various proposed locations for outdoor advertising signs reviewed by staff in the past few years, no site appears to be more inappropriate than the subject site (a site visit prior to final decision is recommended).

In addition to the signs direct impact to an adjacent residential development, this office is also concerned about locating a sign within a small commercial node. The Planning Office believes that outdoor advertising signs are more appropriately located along established commercial corridors where impact to residential communities can be minimized. In the subject case, staff opposes the applicant's request because the sign would have a negative visual impact on this portion of Windsor Mill Road and on the immediately adjacent residential community.

Therefore, staff recommends that the applicant's request be denied.

Prepared by: Jeffrey W. Long
Division Chief: Gary L. Kerns

AFK/JL/lw
ITEM54/PZONE/ZAC1

RECEIVED
BALTIMORE COUNTY
PLANNING OFFICE
JAN 11 1984

ITEM54/PZONE/ZAC1



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

August 14, 1996

Mr. William Monk
William Monk, Inc.
222 Bosley Avenue
Suite C-6
Towson, MD 21204

RE: Drop-Off Petition Review (Item #54)
7408 Windsor Mill Road
Legal Owner: Chrissy E. Chun
Contract Purchaser: Penn Advertising
2nd Election District

Dear Mr. Monk:

At the request of the attorney/petitioner, the above referenced petition was accepted for filing without a final filing review by the staff. The plan was accepted with the understanding that all zoning issues/filing requirements would be addressed. A subsequent review by the staff has revealed unaddressed zoning issues and/or incomplete information. The following comments are advisory and do not necessarily identify all details and inherent technical zoning requirements necessary for a complete application. As with all petitions/plans filed in this office, it is the final responsibility of the petitioner to make a proper application, address any zoning conflicts and, if necessary, to file revised petition materials. All revisions (including those required by the hearing officer) must be accompanied by a check made out to Baltimore County, Maryland for the \$100.00 revision fee.

The individual signing for Penn Advertising is not identified as having a position of authority to do so and the name is not printed.

Penn Advertising is incorporated, therefore the attorney must sign and complete the area for attorney on the petition form.

The Espey Property is shown to be improved with a frame structure and is part of the front average calculations in note 17 on the plan. Front averages are required with commercial fire resistant buildings and this is not apparent for this structure.

MICROFILMED



Mr. William Monk
August 14, 1996
Page 2

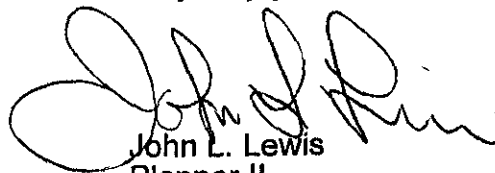
Revise plans and calculations and variance request, if necessary.

The appropriate variance references should include Sections 232.1 and 235.1.

The end to end signs do not appear to comply with the requirement in Section 413.3.F, which requires an approximate right angle to the street right-of-way. Clarify how this requirements will be satisfied.

If you need further information or have any questions, please do not hesitate to contact me at 887-3391.

Very truly yours,



John L. Lewis
Planner II
Zoning Review

JLL:scj

Enclosure (receipt)

c: Zoning Commissioner

MICROFILMED


RE: PETITION FOR SPECIAL EXCEPTION * BEFORE THE
PETITION FOR VARIANCE
7408 Windsor Mill Road, NE/S Windsor Mill * ZONING COMMISSIONER
Road, 265' NW of c/l Pine Avenue
2nd Election District, 2nd Councilmanic * OF BALTIMORE COUNTY


Legal Owner(s): Chrissy E. Chun * CASE NO. 97-65-XA
Lessee: Penn Advertising
Petitioners *

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.


PETER MAX ZIMMERMAN
People's Counsel for Baltimore County


CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 18th day of September, 1996, a copy of the foregoing Entry of Appearance was mailed to William Monk, Inc., 222 Bosley Avenue, C-6, Towson, MD 21204, representative for Petitioners.


PETER MAX ZIMMERMAN

MICROFILMED



PENN ADVERTISING OF BALTIMORE, INC.

Steven D. Southern is the general manager of Penn Advertising of Baltimore, Inc., and as such is the authorized agent to sign on behalf of Penn Advertising in making sign permit applications to Baltimore County.

"Billboards . . . Signs of Economic Vitality"

P.O. Box 4868, Baltimore, MD 21211 Shipping: 2930 Remington Ave., Baltimore, MD 21211 (410) 235-8820

MICROFILMED

WILLIAM MONK, INC.

SITE PLANNING/DESIGN • ZONING • DEVELOPMENT SERVICES

54

8-2-96

TO: ZADM

FROM: Bill Monk

RE: 7408 WINDSOR MILL ROAD
DROP OFF APPLICATION

THERE ARE NO OUTSTANDING
VIOLATION NOTICES, TAX LENS ON THE
PROPERTY.

THIS PLAN HAS NOT BEEN REVIEWED
BY STAFF PRIOR TO FILING.
APPLICANT'S CONSULTANT HAS DISCUSSED
ZONING DESCRIPTION WITH
JOHN LEWIS.

MICROFILMED.

WILLIAM MONK, INC.

PLANNING • LANDSCAPE DESIGN
ENVIRONMENTAL RESOURCE MANAGEMENT

COURTHOUSE COMMONS, SUITE B-7
222 BOSLEY AVENUE, TOWSON, MD 21204

LETTER OF TRANSMITTAL

DATE 8-2-96	OUR JOB NO.
FILE NO.	YOUR JOB NO.
ATTENTION	
RE: 7408 WINDSOR MILL ROAD	
#54	

TO

ZADM

GENTLEMEN:

WE ARE SENDING YOU ☒ Attached ☐ Under separate cover via _____ the following items:

- ☐ Shop drawings ☐ Prints ☐ Plans ☐ Samples ☐ Specifications
☐ Copy of letter ☐ Change order ☐

DRAWING NO.	FILE NO.	DESCRIPTION	ACTION
12		PLAT TO ACCOMPANY SPECIAL EXCEPTION + VARIANCE	
3		SEE APPLICATION	
3		VARIANCE APPLICATION	
3		ZONING DESCRIPTION	
3		200' ZONING MAP	
1		APPLICATION FEE \$585	
1		" " \$35	(FOR 2ND SIGN)
1		VERIFICATION LETTER	

THESE ARE TRANSMITTED as checked below:

- ☐ For approval ☐ As requested ☐ Submit _____ copies for distribution
☐ For your use ☐ Resubmit _____ copies for approval ☐ Return _____ corrected prints
☐ For review and comment ☒ **DROP OFF APPLICATION** **OK**
☐ FOR BIDS DUE _____ 19 ____ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS:

MICROFILMED

COPY TO: _____

SIGNED: **W M F. Monk**

If enclosures are not as noted, kindly notify us at once.

Post-Net Fax Note 7671

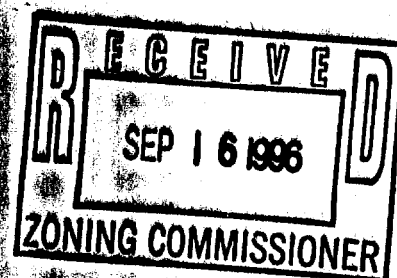
of pages 1

To: Commissioner Schmidt	From: Dana Stein
City: Baltimore	City: Baltimore
Phone #	Phone #
Fax #	Fax #

Liberty Road Community Council, Inc.
P.O. Box 31555
Baltimore, MD 21207

September 13, 1996

Mr. Lawrence Schmidt
Zoning Commissioner
111 W. Chesapeake Avenue
Towson, MD 21204



Re Case Number 97-05-XA

Dear Commissioner Schmidt

On behalf of the Liberty Road Community Council, Inc (LRCC), I am writing to oppose the special exception requested in the above-referenced case. Liberty Road Communities already are cluttered with billboards, and an additional billboard along the Windsor Mill Corridor would be detrimental to the quality of life in the surrounding community.

In addition, it is my understanding that the billboard would be near or on top of a liquor store, which creates the likelihood that the billboard would advertise liquor or liquor store. Such development would be particularly undesired and harmful to the community.

For these reasons, the LRCC requests that you deny the application for the special exception. Thank you for your consideration.

Very truly yours,

Dana Stein

Dana M. Stein
President, LRCC
366-8533 (o)

MICROFILMED

Dana Stein, President of LRCC
(Liberty Road Comm' Council)
said he faxed a letter to you
on Friday Sept 13,

If a copy of this letter
will be helpful, please let
me know

Bill Obusek 944-2450

or Home 944-5239

MICROFILMED

Dexin. Apris 687-9358

MICROFILMED

Baltimore County
Department of Environment
and Resource Management



401 Bosley Avenue
Towson, MD 21204

December

Mr. Benjamin H. Blum
17 Warren Road, Suite 3A
Pikesville, MD 21203

Re: ANI
May
PW/
Per
Col
(Fi

Dear Mr. Blum:

All corrections to the subject p
inspected by this office, and this facilit
letter, Inspection and Enforcement is dire

PLEASE PRINT CLEARLY

PROTESTANT(S) SIGN-IN SHEET

ADDRESS

MICROFILMED

NAME

for - Emily Wolfson 8506 Church Lane
Liberty Community Development Randallstown, Md 21133
Corp.

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

William Obrecht

2415 Poplar Dr. Balt., Md.

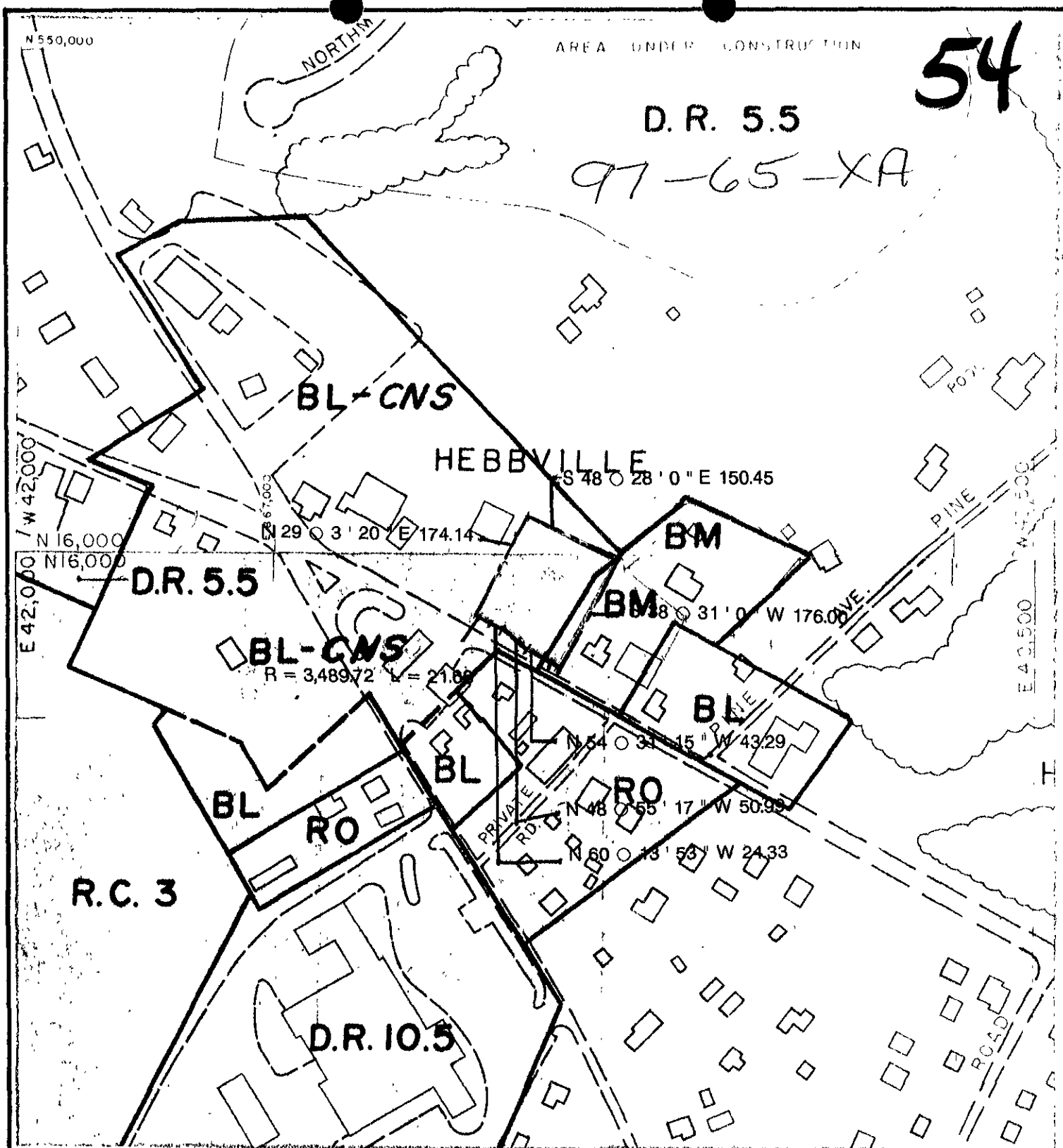
Gwynn Oak Improvement Assn.

21207

Judith Berger



MICROFILMED



WILLIAM MONK, INC.

PLANNING / SITE DESIGN, ZONING, DEVELOPMENT SERVICES

COURTHOUSE COMMONS

SUITE C-6

222 BOSLEY AVENUE

TOWSON, MARYLAND 21204

MICROFILMED

ZONING MAP

TO ACCOMPANY
SPECIAL EXCEPTION AND
VARIANCE APPLICATION

7408 WINDSOR MILL ROAD
BALTIMORE COUNTY, MARYLAND
NW 4-G & 5-G 1" = 200'

Judith Berg

3801 Lochearn Drive

Baltimore, MD 21207-6363

September 12, 1996

Hon. Lawrence E. Schmidt
Baltimore County Zoning Commissioner
Old Courthouse, Ste 112
400 Washington Avenue
Towson, MD 21204

**PROTESTANTS
EXHIBIT NO. 1**

RE: Case 97-65XA (Item 54)
Case 97-66XA (Item 64)
Case 97-67XA (Item 68)

Dear Mr Schmidt,

I am in opposition to granting Special exceptions and Variances in the above referenced cases. The first two cases are too close to the public right of way, and residential zones. The third case location will further degrade a rural location, and ~~is~~^{to} proposed location is too close to the property line.

I have personally inspected the Windsor Mill and Pine Avenue location today, September 12, 1996. The area is still largely residential, indeed, a whole row of homes faces the proposed location. Windsor Mill road is narrow, carries heavy vehicular traffic, which would provide a distraction, adversely, to drivers, and, obviously, is too near to the roadway. Please deny this request.

Case 97-66XA is located at a gateway to the Patapsco State Park, be too close to the right of way, and provide an eyesore close to residences. Please deny this request.

I also oppose the final case 97-67XA. Although I haven't been past this location, I have friends who reside, not too far away. on Dark Hollow Road. This area, the last of the truly lovely rural residential-horse farm areas, would be despoiled if a billboard would be allowed. It would definately be too close to the road, distracting, and be deleterious to the health and welfare of the nearby residents, who value natural beauty, above all. Please deny this request.

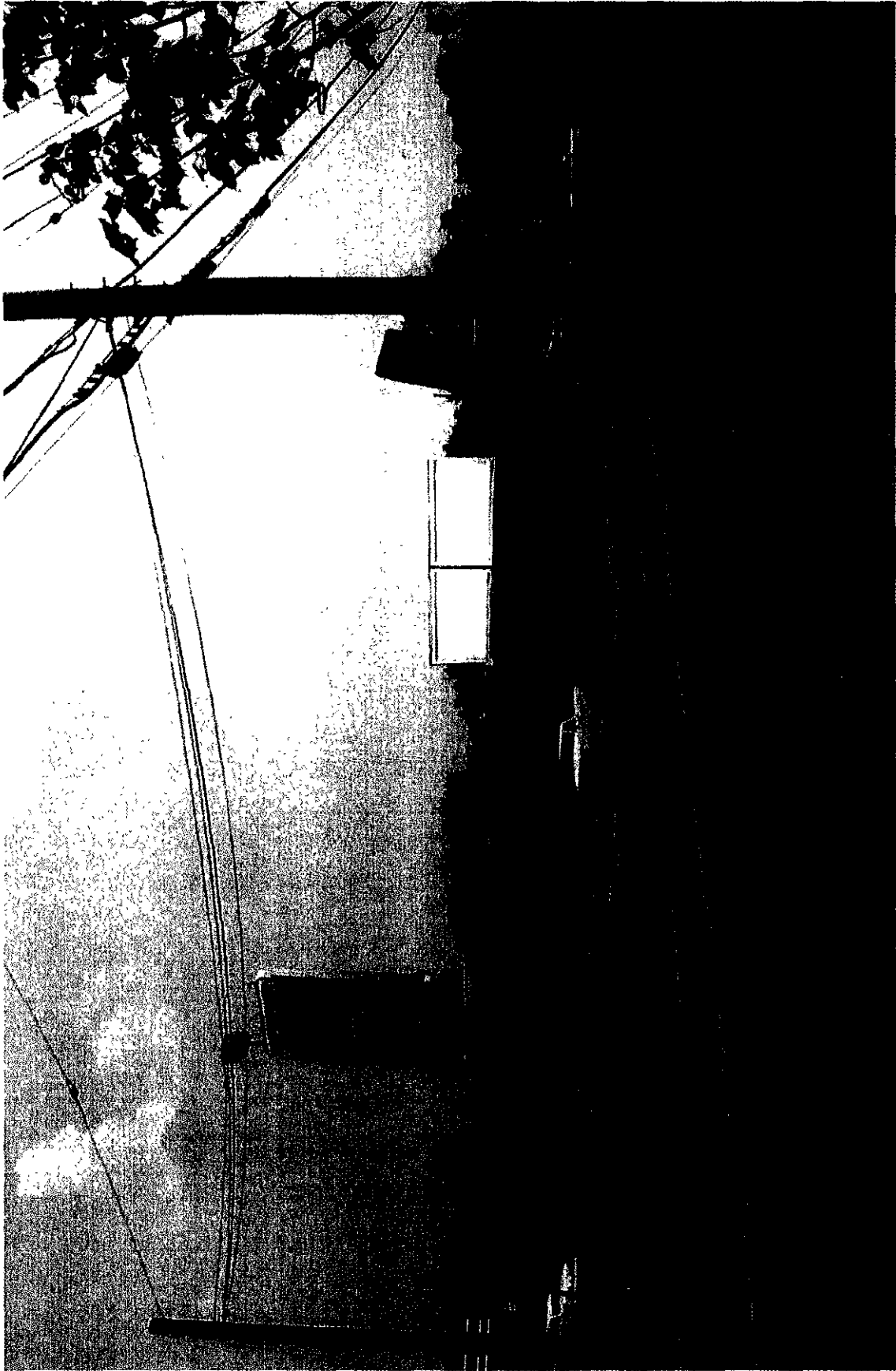
The requests for variances and Special Exceptions prove that these locations are deemed unsuitable by the laws of Baltimore County. If these requests are granted they will further make a mockery of those laws.

Please keep Baltimore County and America beautiful!!!

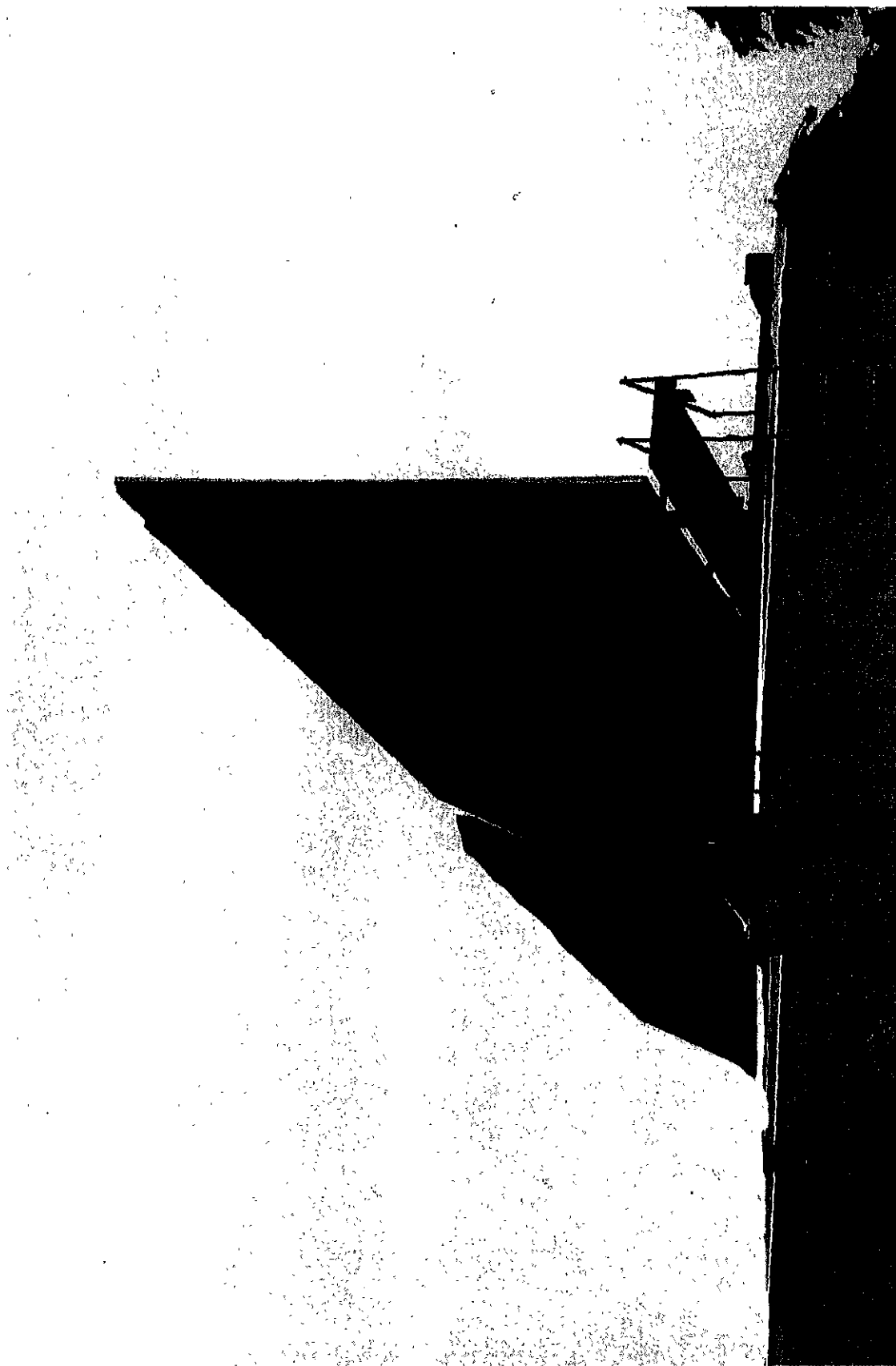
Sincerely

Judith Berger
Judith Berger

MICROFILMED



10/10/21 10:10:10



MICROFILMED

COURTHOUSE COMMONS
222 BOSLEY AVENUE
SUITE B-7
TOWSON, MD 21204
410-494-8931
FAX 410-494-9903

WILLIAM MONK, INC.

LAND USE PLANNING • LANDSCAPE DESIGN



**7408 WINDSOR MILL ROAD
ROOF MOUNTED , SINGLE FACED , SIDE BY SIDE
FACING EAST BOUND TRAFFIC**



MICROFILMED

PETITIONER'S

EXHIBIT NO. 5A

COURTHOUSE COMMONS
222 BOSLEY AVENUE
SUITE B-7
TOWSON, MD 21204
410-494-8931
FAX 410-494-9903

WILLIAM MONK, INC.

LAND USE PLANNING • LANDSCAPE DESIGN



ADJACENT LAND USE

MICROFILMED



PETITIONER'S

EXHIBIT NO. 519

COURTHOUSE COMMONS
222 BOSLEY AVENUE
SUITE B-7
TOWSON, MD 21204
410-494-8931
FAX 410-494-9903

WILLIAM MONK, INC.

LAND USE PLANNING • LANDSCAPE DESIGN



ADJACENT LAND USE



MICROFILMED

PETITIONER'S

EXHIBIT NO. 6

COURTHOUSE COMMONS
222 BOSLEY AVENUE
SUITE B-7
TOWSON, MD 21204
410-494-8931
FAX 410-494-9903

WILLIAM MONK, INC.

LAND USE PLANNING • LANDSCAPE DESIGN



VIEW WEST

WINDSOR MILL ROAD

VIEW EAST



MICROFILMED

PETITIONER'S

EXHIBIT NO. 7

COURTHOUSE COMMONS
222 BOSLEY AVENUE
SUITE B-7
TOWSON, MD 21204
410-494-8931
FAX 410-494-9903

WILLIAM MONK, INC.

LAND USE PLANNING • LANDSCAPE DESIGN



EXISTING EVERGREEN TREES ALONG REAR PROPERTY LINE



MICROFILMED

[illegible]

VICINITY MAP

SCALE 1" = 1000'

The map shows the area around the site, with roads including Fairbrook Rd, Rollingwood Rd, and various streets in Heberville and Bosonia. A scale bar indicates 1 inch equals 1000 feet.

3001 REMINGTON AVENUE
BALTIMORE, MD. 21211

SCALE: 1" = 20'

WINDSOR

MILL—ROAD

DL-CHS
RO

1. The first part of the document is a list of names and titles, including "The Hon. Mr. Justice" and "The Hon. Mr. Justice".

Σ

2'

E. EXISTING USE

ER


10

S

7408 WINDSOR MILL ROAD
BALTIMORE COUNTY, MARYLAND

FILLIS
STATION

—



E THE S
GLAR
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RESID
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SURA

BE ILLUMINATED IN SUCH A MANNER THAT REFLECTION ONTO ADJACENT VEHICLES OR ONTO ANY ADJACENT PREMISES, LIGHTING WILL BE DIRECTED AND AIMED DIRECTLY AT THE SIGN

WILLIAMSON
PLANNING

COURTHOUSE C
222 BOSLEY AV
TOWSON, MARY
(410) 494-8931

the trial version of Print2PDF!
this message will disappear!
www.software602.com/

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FREE STANDING SIGN
DOUBLE FACE
(EXISTING)
SCALE 1/4" = 1'

[illegible]

WINDSOR MILL—ROAD

APPLICANT:
PENN ADVERTISING
OF BALTIMORE, INC.
3001 REMINGTON AVENUE
BALTIMORE, MD. 21211

DATE: 6/5/96	JOB NO. 96 - 25	SCALE: 1" = 20'
-----------------	--------------------	--------------------

**PLAT TO ACCOMPANY
SPECIAL EXCEPTION AND VARIANCE APPLICATION**

7408 WINDSOR MILL ROAD
BALTIMORE COUNTY, MARYLAND

JK, INC
APE DESIGN

A THE SURFACE AREA OF THE PROPOSED SIGN INCLUDES INTRINSIC ART OR PARTS OF THE SIGN. (SEE ELEVATION)

B THE SIGN DOES NOT PROJECT INTO THE STREET RIGHT-OF-WAY

C THE SIGN HAS BEEN LOCATED TO ALLOW CLEAR DRIVEWAYS AND STREET INTERSECTIONS.

D

E THE SIGN WILL BE ILLUMINATED IN SUCH A MANNER AS TO REFLECT LIGHT BACKWARD AND FORWARD, INCLUDING VEHICLES OR ONTO ANY ADJACENT RESIDENTIAL PREMISES. LIGHTING WILL BE MOUNTED TO THE TOP OF THE SIGN AND AIMED DIRECTLY AT THE FACE OF THE SIGN.

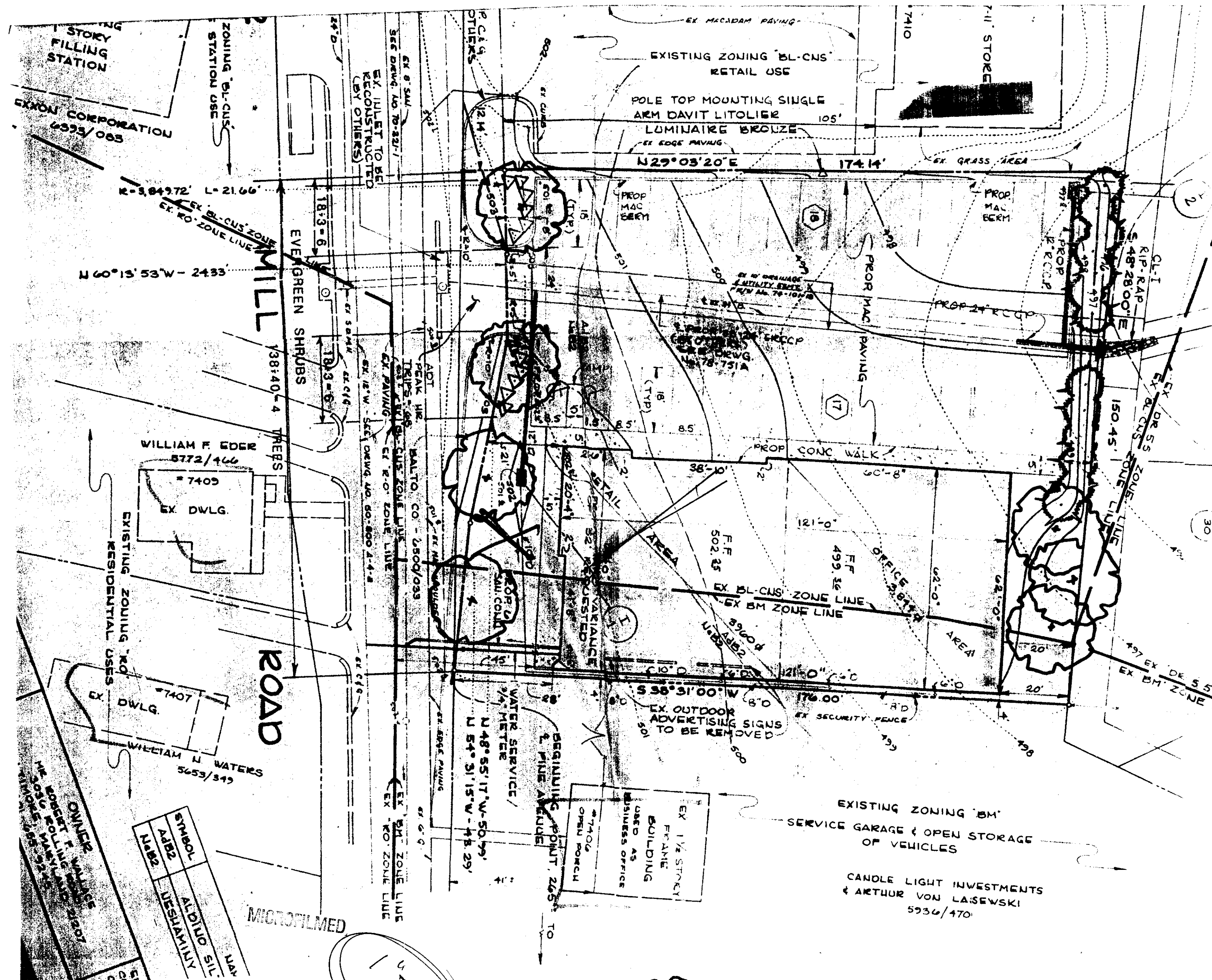
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BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING

SCALE LOCATION SHEET
1" = 200'
DATE PETITIONER'S
OF EXHIBIT NO. N.W.
4-6



PETITIONER'S

EXHIBIT NO. 9

ORDER RECEIVED FOR FILING

IN RE: PETITION FOR SPECIAL EXCEPTION AND VARIANCE, NE/S Windsor Mill Road, 265 ft. NW of c/3 Pine Avenue 7408 Windsor Mill Road 2nd Election District 2nd Councilmanic District Legal Owner: Chrissy E. Chun Lessee: Penn Advertising, Petitioner

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as Petitions for Special Exception and Variance for the property located at 7408 Windsor Mill Road in the Hebbville community. The Petitions are filed by Chrissy E. Chun, property owner and Penn Advertising, Lessee. Special Exception relief is requested to approve two roof mounted single faced 12 ft. x 25 ft. outdoor advertising signs (300 sq. ft. each) on property split zoned BL-CNS and B.M., pursuant to Section 413.3 of the Baltimore County Zoning Regulations (BCZR). Variance relief is requested from Sections 413.3(c), 232.2 and 232.1, 235.1 and 303.2 of the BCZR all to permit an outdoor advertising sign to be located 33 ft. from the public right of way, in lieu of the required 73 ft., based upon the front yard averaging provision, and from Section 413.3.F to permit the sign to be situated at an approximate 45 degree angle to the right of way in lieu of the required 90 degrees. The requested relief and subject property are more particularly shown on Petitioner's Exhibit No. 12, the site plan to accompany the Petitions for Special Exception and Variance.

Appearing at the public hearing held for this case was Steve Southern on behalf of Penn Advertising. Also present was William Monk, a Land Use Consultant and principal of William Monk, Inc. The Petitioner was represented by Stanley Fine, Esquire. Appearing in opposition to the request was Emily Wolfson, on behalf of the Liberty Communities Development Corp., William Obrecht from the Gwynn Oak Improvement Assn., and Judith Berger.

Testimony and evidence presented was that the subject site is approximately .57 acres in area, split zoned B.L.-CNS and B.M. The proposed sign is to be located in the B.L.-CNS portion of the site. The property is presently used as an existing retail shopping center. The site is improved with a rectangular structure, 62 ft. in depth and 176 ft. in length which sits perpendicular to Windsor Mill Road. This structure contains a number of retail outlets, including a liquor store, a video store, a beauty salon and similar uses. The center is known as the Hebbville Center. A macadam parking lot provides sufficient parking spaces for the above described businesses.

The Petitioner proposes leasing space atop of the existing Center building to construct two 12 x 25 ft. outdoor advertising signs. The signs will be oriented so as to face southeastern bound traffic on Windsor Mill Road. As shown on the site plan, the proposed signs will be pitched at a 45 degree angle so as to increase visibility to drivers on Windsor Mill Road. Moreover, the signs will be setback approximately 33 ft. from the right of way line. The signs will be placed on that portion of the building which is closest to Windsor Mill Road. As noted above, the placement of the building is somewhat unusual in that the businesses and parking lot are perpendicular to Windsor Mill Road.

Mr. Monk presented testimony regarding the proposed signs in the neighborhood. He indicated that the building is 16 ft. high and the top of the signs will be an additional 15 ft. in height. He also described the nearby adjoining property uses. He noted that a 7-11 store exists immediately to the northwest of the site and that office and commercial uses, including a service garage area on both sides of the center. He believes that the special exception and variance should be approved and that the use

- 2 -

will not be detrimental to the health, safety and general welfare of the locale.

The Protestants present, including Mr. Obrecht and Mrs. Wolfson, both voiced concerns about traffic safety. They noted that since the sign will sit atop of the building, it will be higher than most structures in the immediate vicinity and will draw the eyes of many drivers from the road. They fear that it could adversely affect traffic patterns and present a safety hazard. It is also noted that the Office of Planning submitted an adverse comment.

Following the hearing, I conducted a site visit to the property and surrounding locale. The visit proved to be instructive. It is to be noted that the commercial core of the Hebbville community is centered around the intersection of Rolling Road and Windsor Mill Road. This intersection is approximately 300 to 325 ft. northeast of the subject property. This commercial core contains a number of commercial and business uses, including those described above, as well as gas stations, convenience stores and similar uses.

Moreover it is of note that these commercial/business uses are clustered. Immediately to the rear of the properties which front Rolling Road and Windsor Mill Road are residential communities. For example, immediately to the rear of the subject site is a community of single family dwellings. I drove through these communities and observed the residential character of these properties adjacent to the commercial/business properties which front the major roads.

The request is problematic because of the character and location of the interior neighborhood. Particularly, the fact that the sign will be roof mounted causes a unique impact, over and above what normally might be associated with the construction of a sign on this property. Despite the

- 3 -

Petitioner's plans to increase landscaping on the property, it is clear from my site visit that the sign will be visible from many of the surrounding residences. Moreover, unlike outdoor advertising signs adjacent to open highways, the proposed sign in this case abuts Windsor Mill Road, a relatively narrow thoroughfare (2 lanes in each direction without a median).

Based on these considerations, I am persuaded that the Petition for Special Exception must be denied. In my judgment, the construction of the outdoor advertising signs, as proposed, would cause unique detriment to the health, safety and general welfare of the locale. Thus, the Petition for Special Exception should and will be denied.

Having denied the Petition for Special Exception, consideration of the Petition for Variance is, therefore, moot. Arguably, the lot size and configuration would justify some variance from the setback requirements. However, same need not be considered herein in view of the denial of the Petition for Special Exception.

Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 22nd day of October, 1996 that, pursuant to the Petition for Special Exception, approval for two, roof mounted single faced 12 ft. x 25 ft., outdoor advertising signs (300 sq. ft. each) on property split zoned BL-CNS and B.M., and pursuant to Section 413.3 of the BCZR, be and is hereby DENIED; and,

IT IS FURTHER ORDERED that a variance from Sections 413.3(c), 232.2 and 232.1, 235.1 and 303.2 of the BCZR all to permit an outdoor advertising sign to be located 33 ft. from the public right of way, in lieu of the required 73 ft., based upon the front yard averaging provision; and a

- 4 -

variance from Section 413.3.F to permit the sign to be situated at an approximate 45 degree angle to the right of way, in lieu of the required 90 degrees, be and is hereby DISMISSED AS MOOT.

LES:mmn

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4786

October 22, 1996

Mr. Steve Southern
Penn Advertising
3001 Remington Avenue
Baltimore, Maryland 21211

RE: Petitions for Special Exception and Variance
Case No. 97-65-XA
Property: 7408 Windsor Mill Road

Dear Mr. Southern:

Enclosed please find the decision rendered in the above captioned case. The Petitions for Special Exception and Zoning Variance have been denied, in accordance with attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner

LES:mmn

att: Stanley S. Fine, Esquire, 10th fl., Sun Life Bldg., 20 South Charles Street, Baltimore, Md. 21201
Mr. Chrissy E. Chun, 4402 Silverbrook Lane, Suite 400, Owings Mills, Md. 21117
Mr. William Monk, 222 Bosley Avenue - C-6, Towson, Md. 21204
Mr. William Obrecht, Gwynn Oak Improvement Assn; 2415 Poplar Drive Baltimore, Md. 21207
Mrs. Judith Berger & Dana M. Stein, Liberty Road Community Council, Inc., P.O. Box 31555, Baltimore, Md. 21207
Mrs. Emily Wolfson, Liberty Communities Devel. Corp. 8506 Church Lane, Randallstown, Maryland 21133

Printed with Soybean Ink
on Recycled Paper

Petition for Special Exception
to the Zoning Commissioner of Baltimore County
for the property located at 7408 WINDSOR MILL ROAD
which is presently zoned BL-CNS & BM
97-65-XA
This Petition shall be filed with the Office of Zoning Administration & Development Management.
The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for

2 ROOF MOUNTED, SINGLE FACE 12'x25' OUTDOOR ADVERTISING SIGNS
(300 SQ. FT. EACH) PER SECTION 413.3 B.C.2.R.

Property is to be posted and advertised as prescribed by Zoning Regulations.
I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Owner/Advertiser/ Lessee

PENN ADVERTISING

(Type or Print Name)

Signature

3001 REMINGTON AVENUE

BALTIMORE MARYLAND 21211

Address

City State Zip

4402 Silverbrook Lane, Suite 400

Owings Mills, MD 21117

Address

City State Zip

WILLIAM MONK, INC.

222 BOSLEY AVENUE C-6

TOWSON, MD 21204

Address

City State Zip

ESTIMATED LENGTH OF HEARING

the following date: OTHER: Next Two Months

ALL: REVIEWED BY: DATE:

REVIEWED BY: DATE:

REVIEWED BY: DATE:

REVIEWED BY: DATE:

REVIEWED BY: DATE:

REVIEWED BY: DATE:

REVIEWED BY: DATE:

REVIEWED BY: DATE:

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REVIEWED BY: DATE:

Petition for Variance
to the Zoning Commissioner of Baltimore County
for the property located at 7408 WINDSOR MILL ROAD
which is presently zoned BL-CNS & BM
97-65-XA
This Petition shall be filed with the Office of Zoning Administration & Development Management.
The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 413.3 (c) and 303.2 of the BCZR to permit an outdoor advertising sign to be located 33' from the public right of way in lieu of the required 73' based upon the front yard averaging provision, and Section 413.3.F to permit the sign to be situated at approximately 45 degrees to the right of way in lieu of the required 90 degrees of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

THE LOCATIONS OF ADJACENT COMMERCIAL BUILDINGS AND THE RETAIL BUILDING (ON SITE) PROHIBITS VISIBILITY OF THE SIGN FROM MOTORISTS TRAVELING ON WINDSOR MILL ROAD IF THE SIGN WERE TO BE LOCATED BEHIND THE FRONT BUILDING SETBACK LINE.

Property is to be posted and advertised as prescribed by Zoning Regulations.
I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Owner/Advertiser/ Lessee

PENN ADVERTISING

(Type or Print Name)

Signature

3001 REMINGTON AVENUE

BALTIMORE MARYLAND 21211

Address

City State Zip

4402 Silverbrook Lane, Suite 400

Owings Mills, MD 21117

Address

City State Zip

WILLIAM MONK, INC.

222 BOSLEY AVENUE C-6

TOWSON, MD 21204

Address

City State Zip

ESTIMATED LENGTH OF HEARING

the following date: OTHER: Next Two Months

ALL: REVIEWED BY: DATE:

REVIEWED BY: DATE:

REVIEWED BY: DATE:

REVIEWED BY: DATE:

REVIEWED BY: DATE:

REVIEWED BY: DATE:

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REVIEWED BY: DATE:



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE

1" = 200'

LOCATION

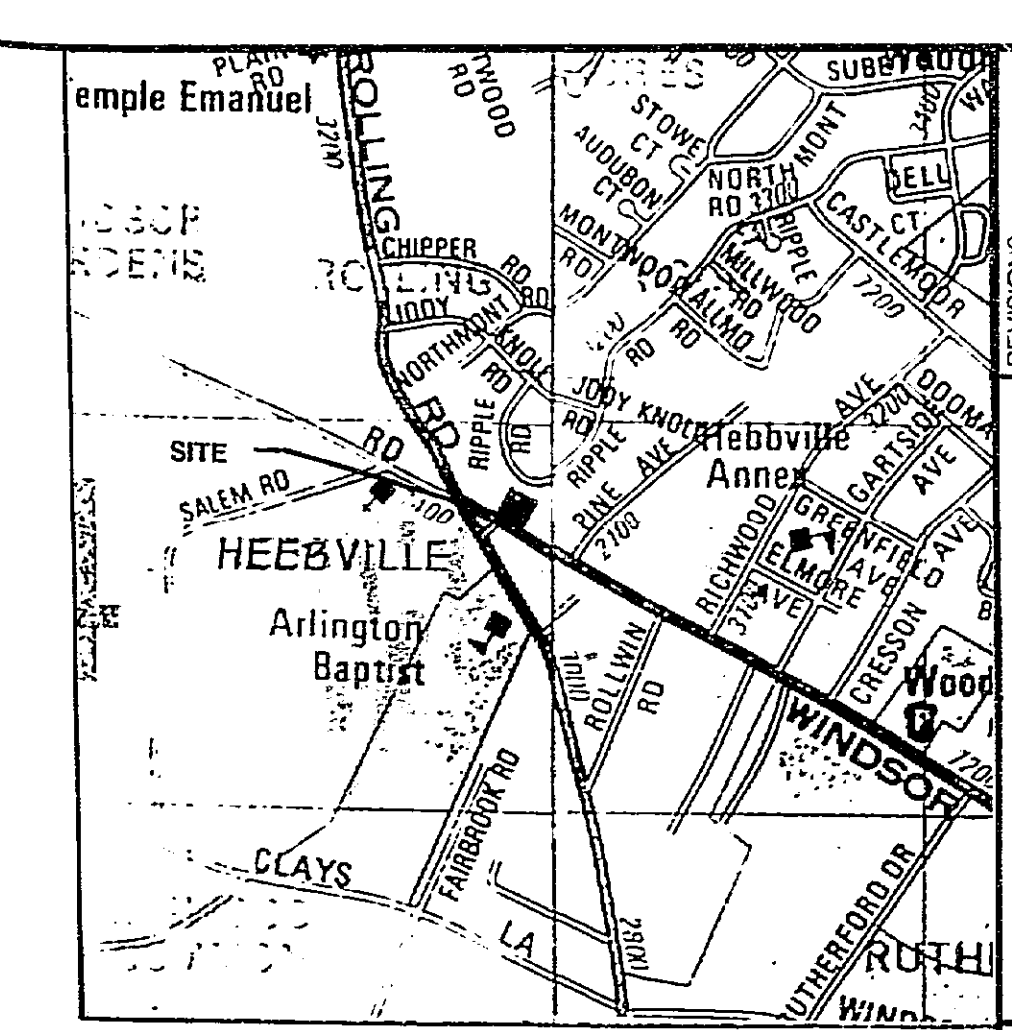
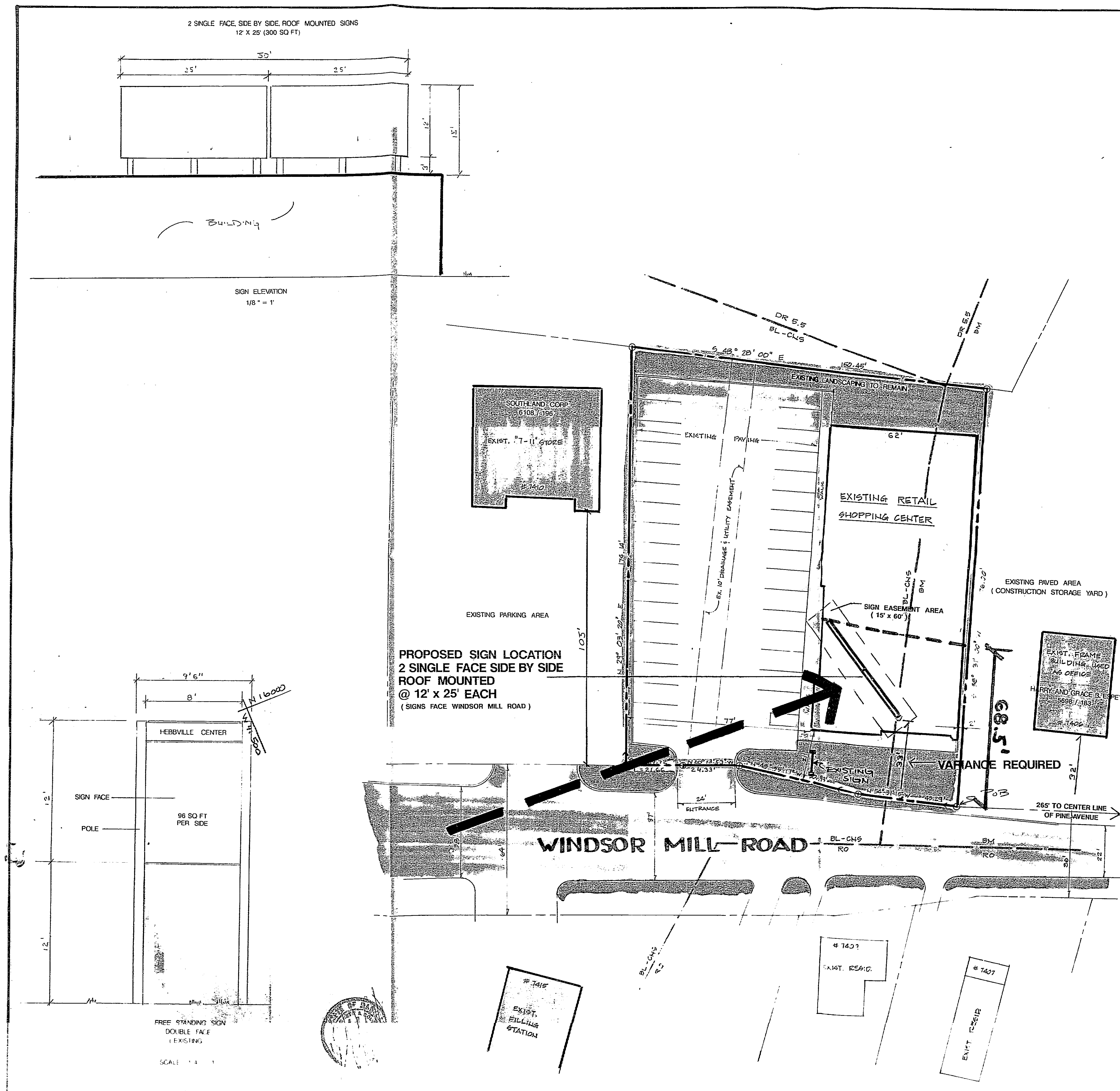
PETITIONER'S

SHEET

N.W.
4-6

DATE
OF
PHOTOGRAPH
JANUARY
1986

EXHIBIT NO. 2



VICINITY MAP SCALE 1" = 1000'

- NOTES:
1. EXISTING ZONING: BL-CNS AND BM (SIGN TO BE LOCATED IN BL-CNS ZONED PORTION OF SITE)
 2. PROPOSED ZONING: NO CHANGE
 3. LOT AREA: 24,830 SQ. FT. (57.4) (NET)
 4. SPECIAL EXCEPTION: TO PERMIT 2 ROOF MOUNTED, SINGLE FACE 12'X25' OUTDOOR ADVERTISING SIGNS (300 SQ. FT. EACH) PER SECTION 413.3 B.C.2.R.
 5. VARIANCES: A VARIANCE IS REQUESTED TO PERMIT THE OUTDOOR ADVERTISING SIGN TO BE LOCATED 3' FROM THE PUBLIC RIGHT OF WAY IN LIEU OF THE REQUIRED 68.5' (SEE #17 AND #21 (C)).
 6. EXISTING USE: RETAIL SHOPPING CENTER
 7. PROPOSED USE: RETAIL SHOPPING CENTER & ROOF MOUNTED OUTDOOR ADVERTISING SIGN
 8. PREVIOUS ZONING HEARINGS:
CASE# 68-45-X TO PERMIT 2 OUTDOOR ADVERTISING SIGNS ON PREMISES. APPROVED 1988 (SIGNS WERE REMOVED WHEN SHOPPING CENTER WAS BUILT.)
CASE# 87-2-A TO ALLOW A SETBACK OF 21 FEET FROM THE STREET RIGHT OF WAY LINE INSTEAD OF THE REQUIRED AVERAGE SETBACK OF 73 FEET (FOR THE RETAIL BUILDING). APPROVED 1987
 9. PREVIOUS COMMERCIAL PERMITS: NONE
 10. OWNERSHIP INFORMATION: HAE DOO & YON SUK LEE
8901 FIRST AVENUE
SILVER SPRING, MD 20910
 11. DEED REFERENCE: 87354410
 12. TAX MAP: 87, GRID: 5, PARCEL: 397
 13. CENSUS TRACT: 4024.01
 14. ELECTION DISTRICT NO.: 2
 15. COUNTY COUNCIL DISTRICT NO.: 2
 16. SETBACK REQUIREMENTS (PROPOSED SIGN LOCATION):

	REQUIRED	PROVIDED
FRONT	73'	33'
SIDE	0'	27'
REAR	20'	102'
 17. SETBACK AVERAGING COMPUTATIONS:

	EXISTING SETBACK
BUILD TO NORTHWEST (WIN 100')	105'
BUILD TO SOUTHEAST (NVA)	73'
AVERAGE SETBACK (105' + 73' / 2)	69.5'
SUBJECT PROPERTY BUILDING	21'
OUTDOOR ADVERTISING SIGN (PROPOSED)	20'
 18. PARKING NOTE: PROPOSED SIGN LOCATION WILL NOT INTERFERE WITH ANY EXISTING PARKING SPACES, LOADING AREAS OR TRAVEL AISLES.
 19. UTILITIES: SITE IS SERVED BY EXISTING PUBLIC UTILITIES.
 20. SIGNS: ALL ON SITE SHOPPING CENTER ID SIGNS ARE IN CONFORMANCE WITH SECTION 413 BC2R.
 21. ZONING NOTES: OUTDOOR ADVERTISING SIGN SECTION 413.3 (BC2R)
A. TOTAL SURFACE AREA OF SIGN = 600 S.F. PER SIDE (2 SINGLE FACE SIDE BY SIDE SIGNS ARE PROPOSED AT 300 SQ. FT. EACH)
B. N/A
C. A VARIANCE IS REQUESTED TO PERMIT A SIGN TO BE LOCATED 3 FEET FROM PUBLIC RIGHT OF WAY IN LIEU OF 68.5 FEET
D. THE SIGN IS NOT LOCATED WITHIN 50 FEET OF ANY STREET INTERSECTION
E. EXISTING USES

	FRONTAGE
7402 COMMERCIAL	150'
7406 COMMERCIAL	125'
7408 COMMERCIAL (SUBJECT)	125'
7410 COMMERCIAL	86'
7416 COMMERCIAL	150'+

100% OF FRONTAGE ALONG WINDSOR MILL ROAD BETWEEN PINE AVENUE AND ROLLING ROAD IS UTILIZED FOR COMMERCIAL PURPOSES.
F. THERE ARE NO EXISTING OUTDOOR ADVERTISING SIGNS WITHIN 50 FEET OF THE PROPOSED SIGN LOCATION.
G. N/A
H. PROPOSED SIGN WILL NOT EXTEND MORE THAN 16 FT. ABOVE ANY PART OF THE ROOF OR PARAPET.
I. N/A
SECTION 413.3 (BC2R)
A. THE SURFACE AREA OF THE PROPOSED SIGN INCLUDES THE ENTIRE FACE OR FACES OF THE SIGN. (SEE ELEVATION)
B. THE SIGN DOES NOT PROJECT INTO THE STREET RIGHT-OF-WAY.
C. THE SIGN HAS BEEN LOCATED TO ALLOW CLEAR AND A DEPENDABLE VISUAL SIGHT LINES FROM ALL EXISTING DRIVEWAYS AND STREET INTERSECTIONS.
D. N/A
E. THE SIGN WILL BE LOCATED IN SUCH A WAY TO AVOID OBSTRUCTING THE VIEW OF ADJACENT BUILDINGS. (SEE ELEVATION)
F. THE SIGN WILL NOT BE LOCATED IN SUCH A WAY AS TO OBSTRUCT THE VIEW OF ADJACENT BUILDINGS. (SEE ELEVATION)
G. THE SIGN WILL NOT BE LOCATED IN SUCH A WAY AS TO OBSTRUCT THE VIEW OF ADJACENT BUILDINGS. (SEE ELEVATION)
H. THE SIGN WILL NOT BE LOCATED IN SUCH A WAY AS TO OBSTRUCT THE VIEW OF ADJACENT BUILDINGS. (SEE ELEVATION)
I. THE SIGN WILL NOT BE LOCATED IN SUCH A WAY AS TO OBSTRUCT THE VIEW OF ADJACENT BUILDINGS. (SEE ELEVATION)

APPLICANT:
PENN ADVERTISING
OF BALTIMORE, INC.
3001 REMINGTON AVENUE
BALTIMORE, MD. 21211

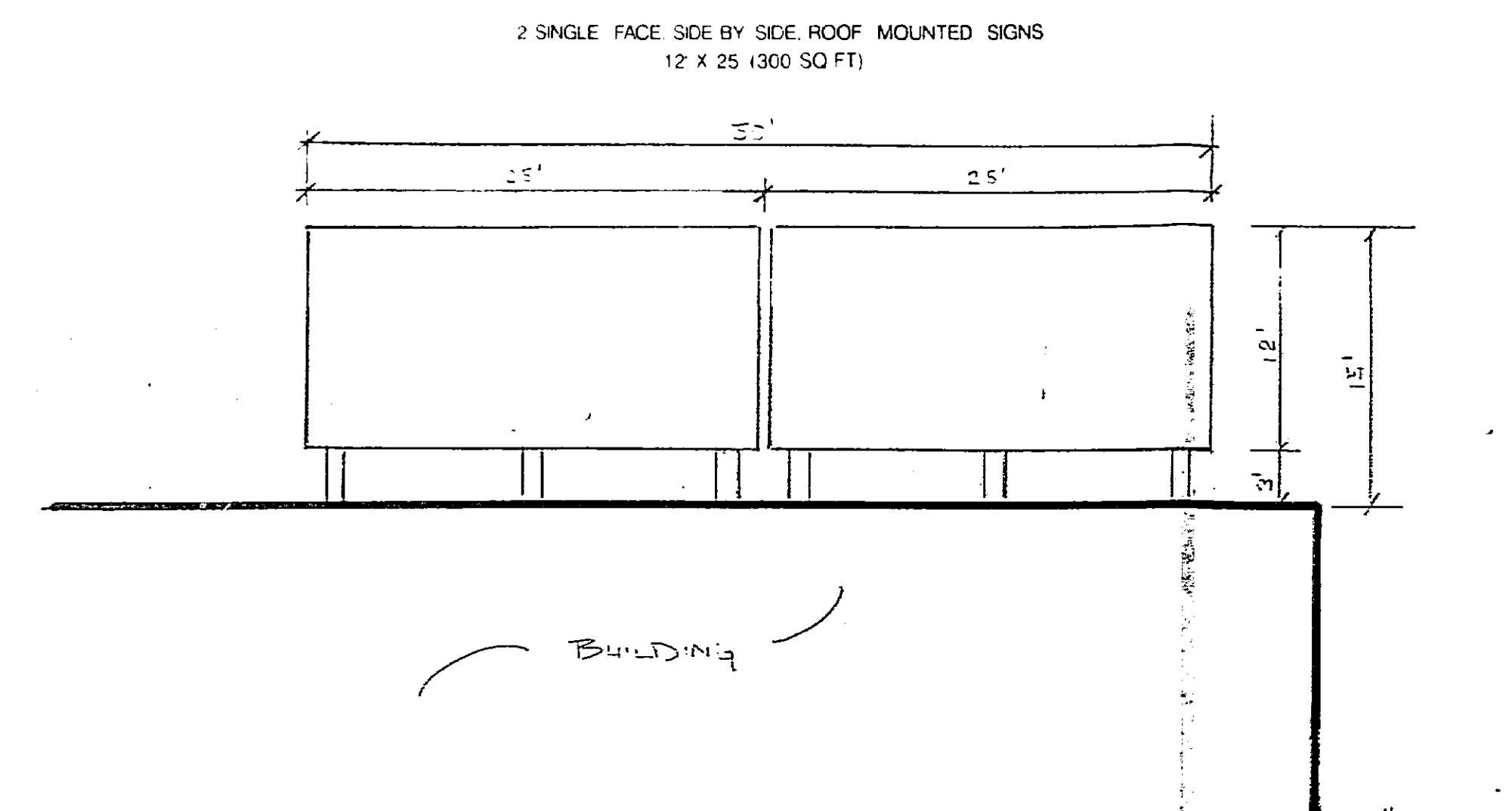
DATE: 6/6/96 JOB NO. 96-28 SCALE 1" = 20'

**PLAT TO ACCOMPANY
SPECIAL EXCEPTION AND VARIANCE APPLICATION**

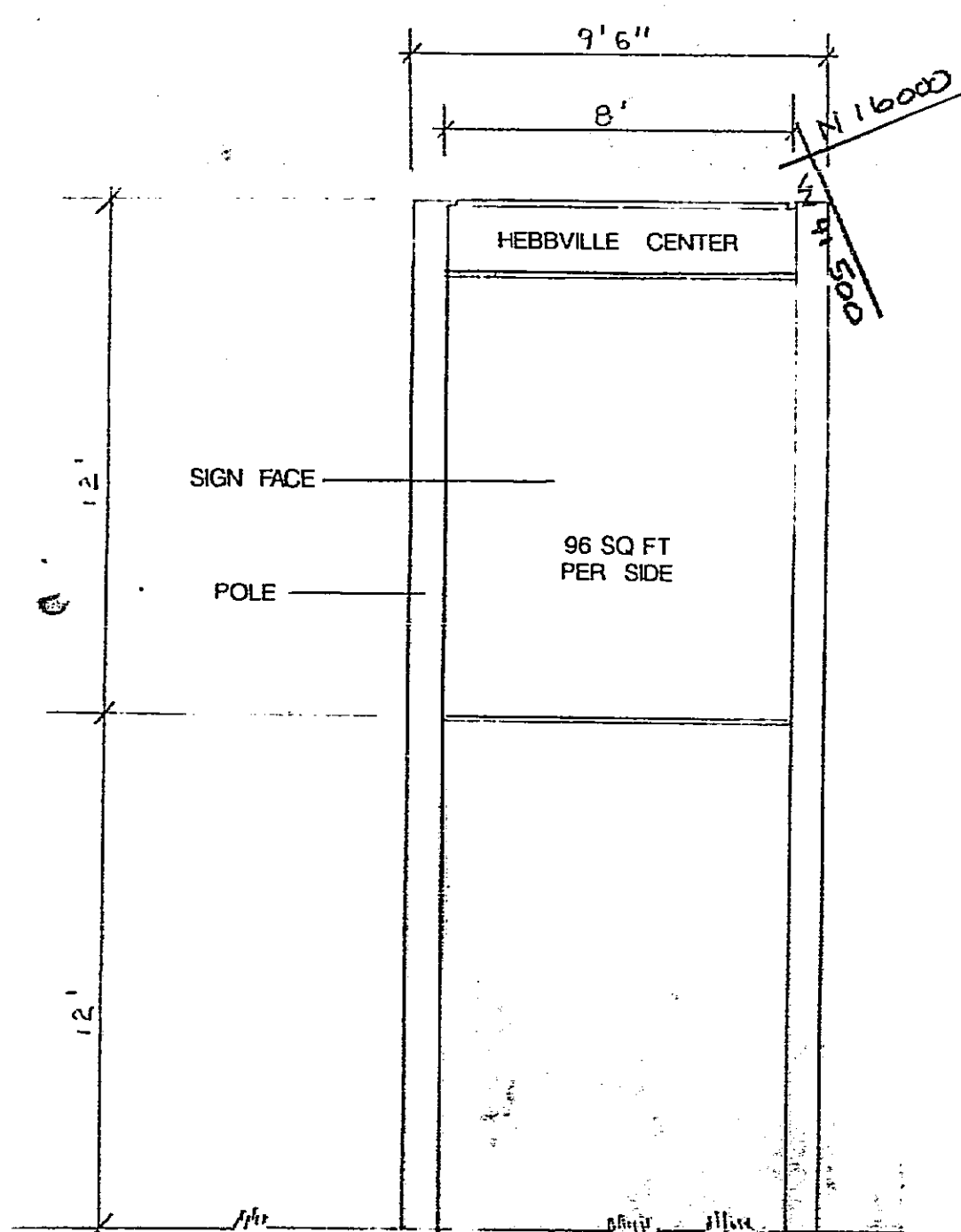
7408 WINDSOR MILL ROAD
BALTIMORE COUNTY, MARYLAND

PETITIONER'S
EXHIBIT NO. 1

WILLIAM
PLANNING
COURTHOUSE C
222 BALBY AV
BALTIMORE, MD
410 594 8511



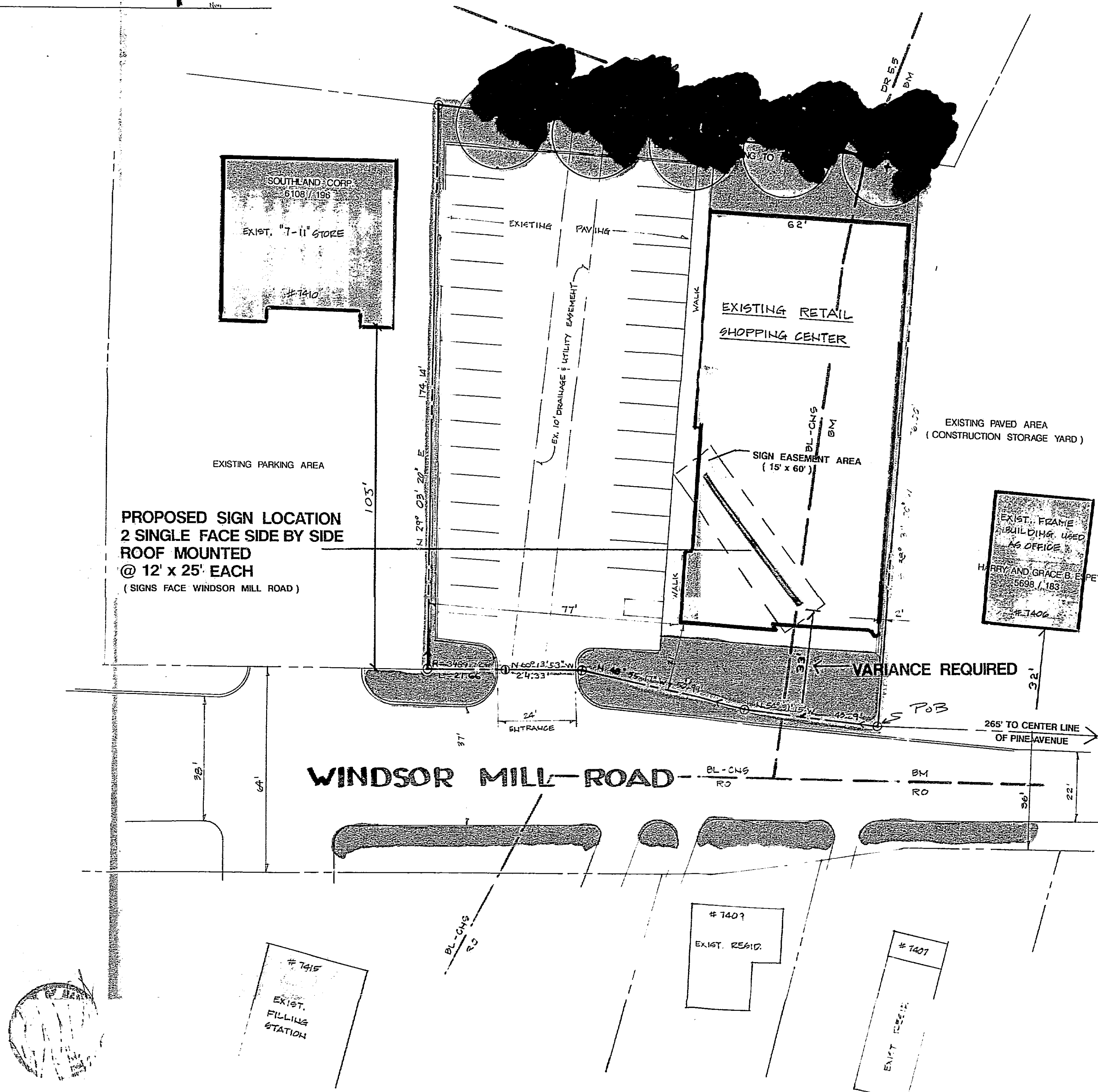
SIGN ELEVATION
1/8" = 1'



FREE STANDING SIGN
DOUBLE FACE
EXISTING

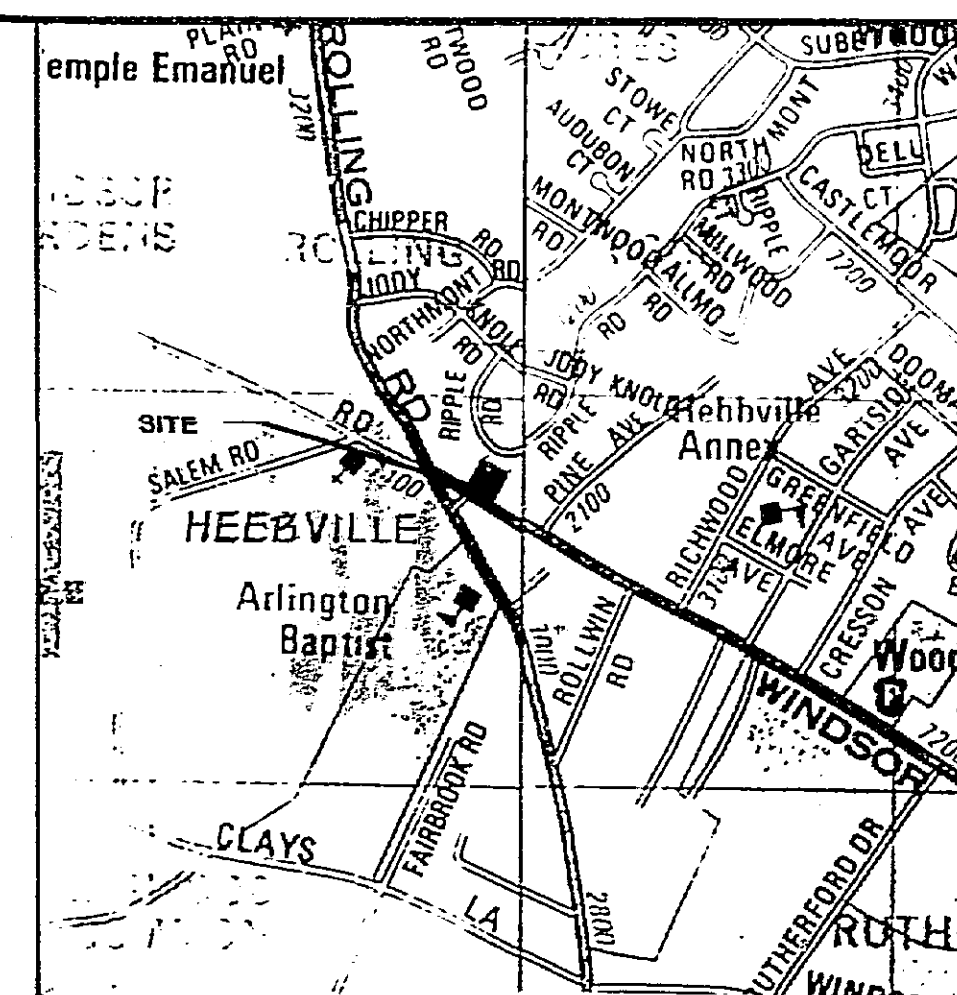
SCALE 1/4" = 1'

PROPOSED SIGN LOCATION
2 SINGLE FACE SIDE BY SIDE
ROOF MOUNTED
@ 12' x 25' EACH
(SIGNS FACE WINDSOR MILL ROAD)



VARIANCE REQUIRED

WINDSOR MILL ROAD



VICINITY MAP SCALE 1" = 1000'

- NOTES:
- EXISTING ZONING: BL-CNS AND BM (SIGN TO BE LOCATED IN BL-CNS ZONED PORTION OF SITE)
 - PROPOSED ZONING: NO CHANGE
 - LOT AREA: 24,830 SQ. FT. (57 A) (NET)
 - SPECIAL EXCEPTION: TO PERMIT 2 ROOF MOUNTED, SINGLE FACE 12'X25' OUTDOOR ADVERTISING SIGNS (300 SQ. FT. EACH) PER SECTION 413.3 B.C.Z.R.
 - VARIANCES: A VARIANCE IS REQUESTED TO PERMIT THE OUTDOOR ADVERTISING SIGN TO BE LOCATED 3' FROM THE PUBLIC RIGHT OF WAY IN LIEU OF THE REQUIRED 68.5' (SEE #17 AND #21 (C)).
 - EXISTING USE: RETAIL SHOPPING CENTER
 - PROPOSED USE: RETAIL SHOPPING CENTER & ROOF MOUNTED OUTDOOR ADVERTISING SIGN
 - PREVIOUS ZONING HEARINGS: TO PERMIT 2 OUTDOOR ADVERTISING SIGNS ON PREMISES. APPROVED 1968 (SIGNS WERE REMOVED WHEN SHOPPING CENTER WAS BUILT).
 - CASE# 87-3-A: TO ALLOW A SETBACK OF 21 FEET FROM THE STREET RIGHT OF WAY LINE INSTEAD OF THE REQUIRED AVERAGE SETBACK OF 73 FEET (FOR THE RETAIL BUILDING). APPROVED 1987
 - PREVIOUS COMMERCIAL PERMITS: NONE
 - OWNERSHIP INFORMATION: HAE DOO & YON SUK LEE 8001 FIRST AVENUE SILVER SPRING, MD 20910
 - DEED REFERENCE: 87354110
 - TAX MAP: 87, GRID: 3, PARCEL: 397
 - CENSUS TRACT: 402.01
 - ELECTION DISTRICT NO.: 2
 - COUNTY COUNCIL DISTRICT NO.: 2
 - SETBACK REQUIREMENTS (PROPOSED SIGN LOCATION)
- | FRONT | REQUIRED | PROVIDED |
|-------|----------|----------|
| FRONT | 23' | 23' |
| SIDE | 0' | 27' |
| REAR | 20' | 102' |
- SETBACK AVERAGING COMPUTATIONS:
- | | EXISTING SETBACK |
|---|------------------|
| BUILD TO NORTHWEST (WIND 100') | 105' |
| BUILD TO SOUTHEAST (N/A) | 32' |
| AVERAGE SETBACK (105' + 32' = 137' / 2) | 68.5' |
| SUBJECT PROPERTY BUILDING | 21' |
| OUTDOOR ADVERTISING SIGN (PROPOSED) | 33' |
- PARKING NOTE: PROPOSED SIGN LOCATION WILL NOT INTERFERE WITH ANY EXISTING PARKING SPACES, LOADING AREAS OR TRAVEL ALLEYS.
 - UTILITIES: SITE IS SERVED BY EXISTING PUBLIC UTILITIES
 - SIGNS: ALL ON SITE SHOPPING CENTER ID SIGNS ARE IN CONFORMANCE WITH SECTION 413.3 (C)(2).
 - ZONING NOTES: OUTDOOR ADVERTISING SIGN SECTION 413.3 (B)(2)
- | | FRONTAGE |
|---------------------------|----------|
| 7402 COMMERCIAL | 130' |
| 7406 COMMERCIAL | 125' |
| 7408 COMMERCIAL (SUBJECT) | 123' |
| 7410 COMMERCIAL | 80' |
| 7416 COMMERCIAL | 150' |
- 100% OF FRONTAGE ALONG WINDSOR MILL ROAD BETWEEN PINE AVENUE AND ROLLING ROAD IS UTILIZED FOR COMMERCIAL PURPOSES.
 - THERE ARE NO EXISTING OUTDOOR ADVERTISING SIGNS WITHIN 500 FEET OF THE PROPOSED SIGN LOCATION.
 - N/A
 - PROPOSED SIGN WILL NOT EXTEND MORE THAN 16 FT. ABOVE ANY PART OF THE ROOF OR PARAPET.
 - N/A
- SECTION 413.5 (B)(2)(B)
- THE SURFACE AREA OF THE PROPOSED SIGN INCLUDES THE ENTIRE FACE OR FACES OF THE SIGN. (SEE ELEVATION)
 - THE SIGN DOES NOT PROJECT INTO THE STREET RIGHT OF WAY.
 - THE SIGN HAS BEEN LOCATED TO ALLOW CLEAR VISION AND REFLECT LIGHTING FROM ALL EXISTING DRIVEWAYS AND STREET INTERSECTIONS.
 - THE SIGN WILL BE ILLUMINATED IN SUCH A WAY AS TO BE VISIBLE TO ALL ADJACENT ROAD TRAVELERS AND NOT CAUSE GLARE OR REFLECT LIGHT ONTO ADJACENT RESIDENTIAL PREMISES. LIGHTING WILL BE MORE THAN THE TOP OF THE SIGN AND AIDED DIRECTLY AT SUBJECT OF THE SIGN.

PLAT TO ACCOMPANY
SPECIAL EXCEPTION AND VARIANCE APPLICATION
7408 WINDSOR MILL ROAD
BALTIMORE COUNTY, MARYLAND

JK, INC.
APE DESIGN

PETITIONER'S

EXHIBIT NO. 12

PL 88-25-11

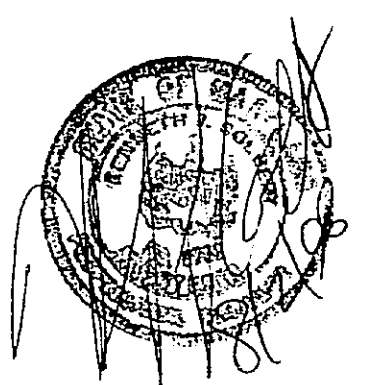
54

ZONING DESCRIPTION
PENN ADVERTISING
7408 WINDSOR MILL ROAD
2ND ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

97-65-XA

BEGINNING FOR THE SAME on the east side of Windsor Mill Road 265 feet, more or less, north of the center line of Pine Avenue at the point of intersection with the north right-of-way line of Windsor Mill Road; thence binding on the north side of Windsor Mill Road the four following courses and distances: (1) North 54 degrees 31 minutes 15 seconds West 43.29 feet, (2) North 48 degrees 55 minutes 17 seconds West 50.99 feet, (3) North 60 degrees 13 minutes 53 seconds West 24.33 feet, thence by a curve to the left (4) with a radius of 3,489.72 and an arc length of 21.66 feet, thence leaving Windsor Mill Road (5) North 29 degrees 03 minutes 20 seconds East 174.14 feet, thence (6) South 48 degrees 28 minutes 00 seconds East 150.45 feet, thence (7) South 38 degrees 31 minutes 00 seconds West 176.00 feet to the place of beginning.

CONTAINING 0.57 acres of land, more or less.



CASE NUMBER: 97-65-XA (Item 54)
7408 Windsor Mill Road
NE/S Windsor Mill Road, 265' NW of c/l Pine Avenue
2nd Election District - 2nd Councilmanic
Legal Owner(s): Chrissy E. Chun
Lessee: Penn Advertising

Post by: 9/1/96

Special Exception for 2 roof mounted single face 12 feet by 25 feet outdoor advertising signs (300 square feet each).
Variance to permit an outdoor advertising sign to be located 33 feet from the public right of way in lieu of the required 723 feet based upon the front yard averaging provision.

HEARING: MONDAY, SEPTEMBER 16, 1996 at 9:00 a.m. in Room 118, Old Courthouse.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 2 Date of Posting: Aug 30, 1996
Posted for: SPECIAL EXCEPTION/Variance: 2 Signs: Outdoor Advertising Signs
Petitioner: Chrissy E. Chun / Penn Advertising
Location of property: 7408 Windsor Mill Rd.
NE/S Windsor Mill Rd, 265' NW of c/l Pine Avenue
Location of Signs: 2 Signs: Outdoor Advertising Signs
Remarks: [Signature]
Posted by: [Signature] Date of return: 9/17/96
Number of Signs: 2

97-65-XA

NOTICE OF HEARING

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 97-65-XA (Item 54)
7408 Windsor Mill Road
NE/S Windsor Mill Road, 265' NW of c/l Pine Avenue
2nd Election District - 2nd Councilmanic
Legal Owner(s): Chrissy E. Chun
Lessee: Penn Advertising
Special Exception for 2 roof mounted single face 12 feet by 25 feet outdoor advertising signs (300 square feet each).
Variance to permit an outdoor advertising sign to be located 33 feet from the public right of way in lieu of the required 723 feet based upon the front yard averaging provision.
HEARING: MONDAY, SEPTEMBER 16, 1996 at 9:00 a.m. in Room 118, Old Courthouse.

CERTIFICATE OF PUBLICATION

TOWSON, MD. 8/22, 1996

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 8/22, 1996.

THE JEFFERSONIAN,
A. HENRIKSON
LEGAL AD. - TOWSON



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

August 15, 1996

NOTICE OF HEARING

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

CASE NUMBER: 97-65-XA (Item 54)
7408 Windsor Mill Road
NE/S Windsor Mill Road, 265' NW of c/l Pine Avenue
2nd Election District - 2nd Councilmanic
Legal Owner(s): Chrissy E. Chun
Lessee: Penn Advertising

Special Exception for 2 roof mounted single face 12 feet by 25 feet outdoor advertising signs (300 square feet each).
Variance to permit an outdoor advertising sign to be located 33 feet from the public right of way in lieu of the required 723 feet based upon the front yard averaging provision.

HEARING: THURSDAY, SEPTEMBER 12, 1996 at 10:00 a.m. in Room 118, Old Courthouse.

[Signature]
Arnold Jablon
Director

cc: Chrissy E. Chun
William Monk, Inc.
Penn Advertising
Stanley Fine, Esq.

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

August 20, 1996

NOTICE OF REASSIGNMENT

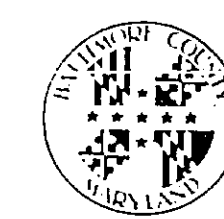
CASE NUMBER: 97-65-XA (Item 54)
7408 Windsor Mill Road
NE/S Windsor Mill Road, 265' NW of c/l Pine Avenue
2nd Election District - 2nd Councilmanic
Legal Owner(s): Chrissy E. Chun
Lessee: Penn Advertising

Special Exception for 2 roof mounted single face 12 feet by 25 feet outdoor advertising signs (300 square feet each).
Variance to permit an outdoor advertising sign to be located 33 feet from the public right of way in lieu of the required 723 feet based upon the front yard averaging provision.

HEARING: MONDAY, SEPTEMBER 16, 1996 at 9:00 a.m. in Room 118, Old Courthouse.

[Signature]
ARNOLD JABLON
DIRECTOR

cc: Chrissy E. Chun
William Monk, Inc.
Penn Advertising
Stanley Fine, Esq.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- Posting fees will be assessed and paid to this office at the time of filing.
- Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDERS.

ARNOLD JABLON, DIRECTOR

FOR newspaper advertising:

Item No.: 54 Petitioner: PENN ADV.

Location: 7408 WINDSOR MILL ROAD

PLEASE FORWARD ADVERTISING BILL TO:

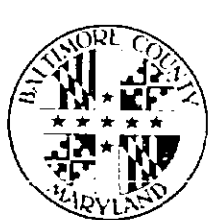
NAME: NATE STEINER / PENN ADV.

ADDRESS: 3001 REMINGTON AVENUE

BALTIMORE, MD 21211

PHONE NUMBER: 410-235-8820

12



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

September 13, 1996

Ms. Chrissy E. Chun
4402 Silverbrook Lane, Suite 400
Owings Mills, MD 21117

RE: Item No.: 54
Case No.: 97-65-XA
Petitioner: Chrissy E. Chun

Dear Ms. Chun:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on August 2, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (887-3391).

Sincerely,

[Signature]
W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 887-4880

DATE: 08/14/96

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF AUG. 12, 1996.

Item No.: SEE BELOW Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

B. The Fire Marshal's Office has no comments at this time, IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 43, 45, 46, 47, 49, 50, 51, 52, 53 AND 54.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

Printed with Soybean Ink
on Recycled Paper

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: PDM
FROM: R. Bruce Seeley
Permits and Development Review
DEPRM

DATE: Aug 13, 1996

SUBJECT: Zoning Advisory Committee
Meeting Date: Aug 12, 96

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s: 43 52
44 53
45 54
47
48
49
50
51

RBS:sp
BRUCE2/DEPRM/TXTSBP

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

Date: August 16, 1996

FROM: Robert W. Bowling, Chief
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
for August 19, 1996
Item Number 054

The Development Plans Review Division has reviewed the subject zoning item.

This office requests that the Hearing Officer require streetscape planting along the Windsor Mill Road frontage of this site.

RWB:HJO:jrb

cc: File

ZONE22E

Please see last 4
Paragraphs on P 2
Baltimore County, Maryland

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director, PDM

DATE: September 13, 1996

FROM: Arnold P. "Pat" Keller, III, Director, OP

SUBJECT: 7408 Windsor Mill Road

INFORMATION:

Item Number: 54

Petitioner: Penn Advertising

Property Size:

Zoning: BL-AS and BM

Requested Action:

Hearing Date: 9/9/96

SUMMARY OF RECOMMENDATIONS:

The petitioner requests a special exception for an illuminated 12' X 25' outdoor advertising sign.

This office recognizes that high standards for signs enhance the aesthetic appearance of the community and the ability of the commercial sector to thrive in an attractive environment.

Staff believes the control of outdoor advertising signs is essential in protecting the health, safety and welfare of the citizens of Baltimore County. In certain locations, the unique scale and design of outdoor advertising signs clearly compromises public safety, since these signs are distracting. The very purpose of an outdoor advertising sign is to attract the attention of motor vehicle operators in order to convey a commercial message.

The problem of competitive waste is of concern to staff. Excessively large signs serve to encourage some business people to increase signage in order to compete for the attention of passersby.

The Baltimore County Master Plan makes several references to the importance of controlling signage. On page 74, the following issue is identified:

"The sign regulations need to be completely updated and revised. The regulations should distinguish between new and existing signs, as well as public and private signage. Incentive for ... phasing out nonconforming uses should be evaluated. Compliance with adopted local community plans should also be considered."

TO: Arnold Jablon, Director, PDM
FROM: Arnold P. "Pat" Keller, III, Director, OP

The Planning Office recently submitted a revised staff report to the Planning Board on proposed sign amendments to the Baltimore County Zoning Regulations. This report was developed with the help of an advisory group and input received from a wide spectrum of interest groups. The report, itself, is a direct response to the goals of the Master Plan.

The site on which the applicant proposes to erect two single faced, side by side, roof mounted signs is located in close proximity to several well maintained, single family detached dwellings which are on Ripple Road. The plat accompanying the subject request indicates the signs would be erected on the roof of the existing retail shopping center. The proximity of the signs would clearly impact the residents along Ripple Road, and the proposed roof mounted arrangement would only exacerbate the impact.

Of the various proposed locations for outdoor advertising signs reviewed by staff in the past few years, no site appears to be more inappropriate than the subject site (a site visit prior to final decision is recommended).

In addition to the signs direct impact to an adjacent residential development, this office is also concerned about locating a sign within a small commercial node. The Planning Office believes that outdoor advertising signs are more appropriately located along established commercial corridors where impact to residential communities can be minimized. In the subject case, staff opposes the applicant's request because the sign would have a negative visual impact on this portion of Windsor Mill Road and on the immediately adjacent residential community.

Therefore, staff recommends that the applicant's request be denied.

Prepared by: [Signature]

Division Chief: [Signature]

AFK/JL/lw
ITEM54/PZONE/ZAC1

ITEM54/PZONE/ZAC1



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

August 14, 1996

Mr. William Monk
William Monk, Inc.
222 Bosley Avenue
Suite C-6
Towson, MD 21204

RE: Drop-Off Petition Review (Item #54)
7408 Windsor Mill Road
Legal Owner: Chrissy E. Chun
Contract Purchaser: Penn Advertising
2nd Election District

Dear Mr. Monk:

At the request of the attorney/petitioner, the above referenced petition was accepted for filing without a final filing review by the staff. The plan was accepted with the understanding that all zoning issues/filing requirements would be addressed. A subsequent review by the staff has revealed unaddressed zoning issues and/or incomplete information. The following comments are advisory and do not necessarily identify all details and inherent technical zoning requirements necessary for a complete application. As with all petitions/plans filed in this office, it is the final responsibility of the petitioner to make a proper application, address any zoning conflicts and, if necessary, to file revised petition materials. All revisions (including those required by the hearing officer) must be accompanied by a check made out to Baltimore County, Maryland for the \$100.00 revision fee.

The individual signing for Penn Advertising is not identified as having a position of authority to do so and the name is not printed.

Penn Advertising is incorporated, therefore the attorney must sign and complete the area for attorney on the petition form.

The Espey Property is shown to be improved with a frame structure and is part of the front average calculations in note 17 on the plan. Front averages are required with commercial fire resistant buildings and this is not apparent for this structure.

Mr. William Monk
August 14, 1996
Page 2

Revise plans and calculations and variance request, if necessary.

The appropriate variance references should include Sections 232.1 and 235.1.

The end to end signs do not appear to comply with the requirement in Section 413.3.F, which requires an approximate right angle to the street right-of-way. Clarify how this requirements will be satisfied.

If you need further information or have any questions, please do not hesitate to contact me at 887-3391.

Very truly yours,

[Signature]
John L. Lewis
Planner II
Zoning Review

JLL:scj

Enclosure (receipt)

c: Zoning Commissioner

RE: PETITION FOR SPECIAL EXCEPTION *
PETITION FOR VARIANCE *
7408 Windsor Mill Road, NE/S Windsor Mill *
Road, 265' NW of c/i vine Avenue *
2nd Election District, 2nd Councilmanic *
Legal Owner(s): Chrissy E. Chun *
Lessee: Penn Advertising *
Petitioners *

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY

CASE NO. 97-65-XA

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

[Signature]
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

[Signature]
CAROLE S. DEMILLO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 687-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 15th day of September, 1996, a copy of the foregoing Entry of Appearance was mailed to William Monk, Inc., 222 Bosley Avenue, C-6, Towson, MD 21204, representative for Petitioners.

[Signature]
PETER MAX ZIMMERMAN

Penn Adv.
PENN ADVERTISING OF BALTIMORE, INC.

Steven D. Southern is the general manager of Penn Advertising of Baltimore, Inc., and as such is the authorized agent to sign on behalf of Penn Advertising in making sign permit applications to Baltimore County.

"Billboards - Signs of Economic Vitality"

P.O. Box 4869, Baltimore, MD 21211 Shipping: 2930 Remington Ave., Baltimore, MD 21211 (410) 235-0820

WILLIAM MONK, INC.

SITE PLANNING • DESIGN • ZONING • DEVELOPMENT SERVICES

COURTHOUSE COMMONS
222 BRISLEY AVENUE
SUITE C-1
TOWSON, MD 21204
410-594-8855
FAX 410-494-8800

54

8-2-96

TO: ZADM

FROM: Bill Monk

RE: 7408 WINDSOR MILL ROAD
DROP OFF APPLICATION

THERE ARE NO OUTSTANDING
VIOLATION NOTICES, OR LENS ON THE
PROPERTY.

THIS PLAN HAS NOT BEEN REVIEWED
BY STAFF PRIOR TO FILING.
APPLICANT'S CONSULTANT HAS DISCUSSED
ZONING DESCRIPTION WITH
JOHN LEWIS.

WILLIAM MONK, INC.

PLANNING • LANDSCAPE DESIGN
ENVIRONMENTAL • RESOURCE MANAGEMENT
COURTHOUSE COMMONS SUITE B-7
222 BRISLEY AVENUE TOWSON, MD 21204

LETTER OF TRANSMITTAL

DATE 8-2-96	OUR JOB NO.
FILE NO.	YOUR JOB NO.
ATTENTION	
7408 WINDSOR MILL ROAD	

#54

GENTLEMEN

WE ARE SENDING YOU ☒ Attached ☐ Under separate cover via _____ the following items:

- ☐ Shop drawings ☐ Prints ☐ Plans ☐ Samples ☐ Specifications
☐ Copy of letter ☐ Change order ☐

DRAWING NO.	FILE NO.	DESCRIPTION	ACTION
12		PLAN TO ACCOMPANY SPECIAL EXCEPTION & VARIANCE	
3		SEE APPLICATION	
3		VARIANCE APPLICATION	
3		ZONING DESCRIPTION	
3		200' ZONING MAP	
1		APPLICATION FEE \$585	
1		" " \$35 (FOR 2ND SIGN)	
1		VERIFICATION LETTER	

THESE ARE TRANSMITTED as checked below:

- ☐ For approval ☐ As requested ☐ Submit _____ copies for distribution
☐ For your use ☐ Resubmit _____ copies for approval ☐ Return _____ corrected prints
☐ For review and comment ☒ DROP OFF APPLICATION OK
☐ FOR BIDS DUE _____ 19____ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS:

COPY TO:

SIGNED:

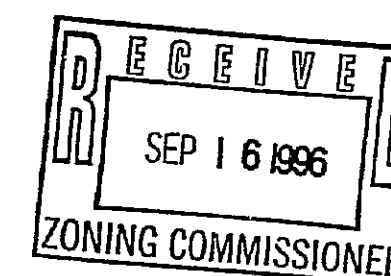
W. J. Monk

If enclosures are not as noted, kindly notify us at office.

Post Office Box Dana Stein	SEP 16 1996
-------------------------------	-------------

Liberty Road Community Council, Inc.
P.O. Box 31555
Baltimore, MD 21207

September 13, 1996



Mr. Lawrence Schmidt
Zoning Commissioner
111 W. Chesapeake Avenue
Towson, MD 21204

Re: Case Number 97-65-XA

Dear Commissioner Schmidt:

On behalf of the Liberty Road Community Council, Inc. (LRCC), I am writing to oppose the special exception requested in the above-referenced case. Liberty Road communities already are saturated with billboards and an additional billboard along the Windsor Mill corridor would be detrimental to the quality of life in the surrounding community.

In addition, it is my understanding that the billboard would be near or on top of a liquor store which creates the likelihood that the billboard would advertise liquor or a liquor store. Such a development would be particularly undesirable and harmful to the community.

For these reasons, the LRCC requests that you deny the application for a special exception. Thank you for your consideration.

Very truly yours,

Dana Stein

Dana M. Stein
President, LRCC
366 8543 (o)

Bill Monk, President of LRCC
wrote a letter to you
on Sept 13.
If a copy of this letter
will be helpful, please let
me know

Bill Obrecht 944-2450

or Home 944-5239

PROTESTANT(S) SIGN-IN SHEET

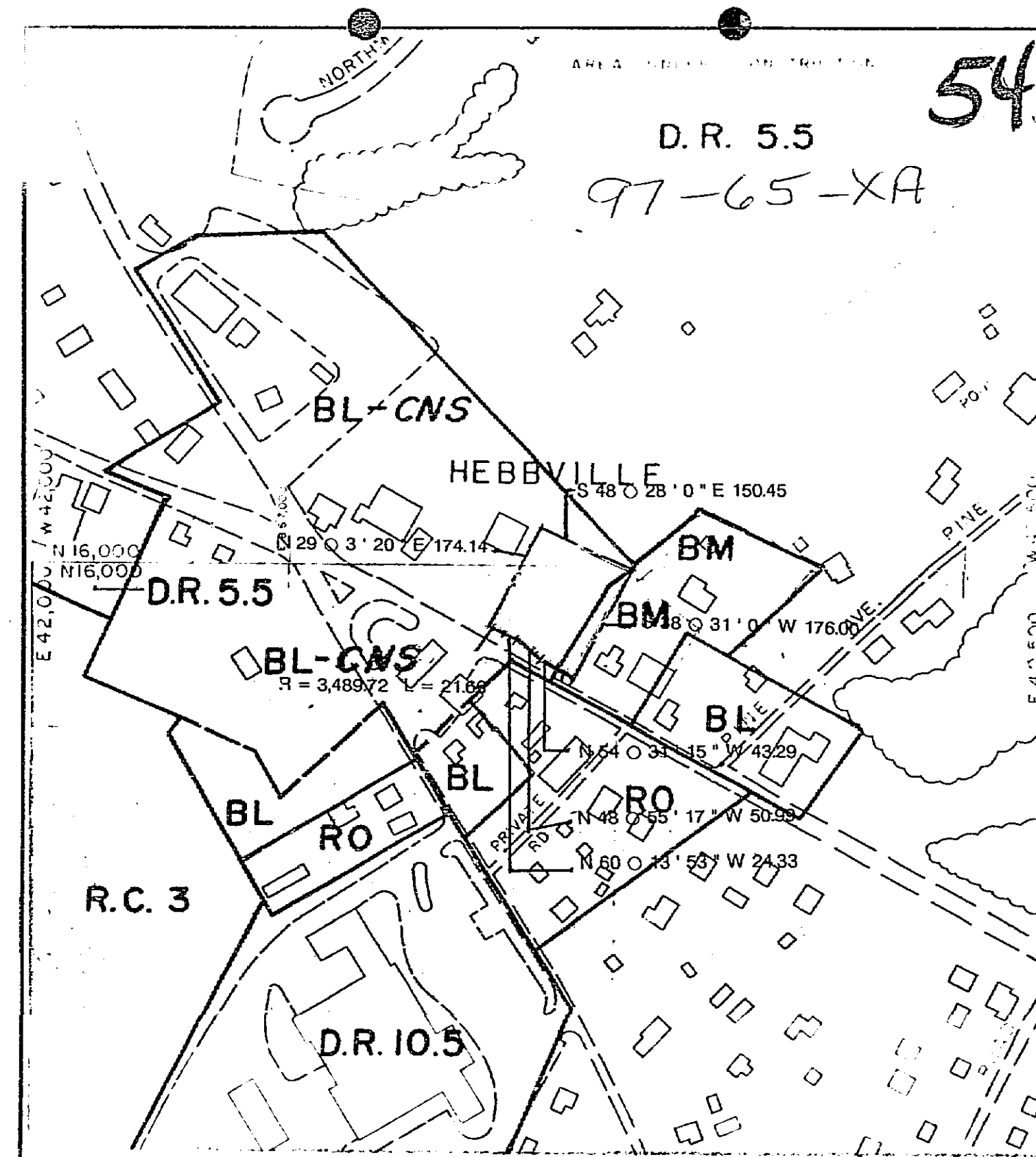
NAME: _____ ADDRESS: _____
8506 Church Lane
Riverside/Straw Detached

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME: William Obrecht ADDRESS: 2415 Poplar Dr. Beltsville, Md.
Guyana Oak Improvement Assn. 21207

Jadeth Kuper



WILLIAM MONK, INC.
PLANNING • SITE DESIGN • ZONING • DEVELOPMENT SERVICES
COURTHOUSE COMMONS
SUITE B-7
222 BRISLEY AVENUE
TOWSON, MD 21204

ZONING MAP
TO ACCOMPANY
SPECIAL EXCEPTION AND
VARIANCE APPLICATION
7408 WINDSOR MILL ROAD
BALTIMORE COUNTY, MARYLAND
NW 4-G & 5-G 1" = 200'

Literature Search

Effect of Outdoor
Advertising Signs on Safety

PETITIONER'S

EXHIBIT NO. 12

Prepared by: Erdman and Associates, Inc.
March 17, 1992

in response 687-9358

Hon. Lawrence R. Schmidt
Baltimore County, Zoning Commissioner
Old Courthouse, Ste 112
400 Washington Avenue
Towson, MD 21204

RE: Case 97-65XA (Item 54)
Case 97-66XA (Item 64)
Case 97-67XA (Item 68)

**PROTESTANT'S
EXHIBIT NO. 1**

Dear Mr. Schmidt,

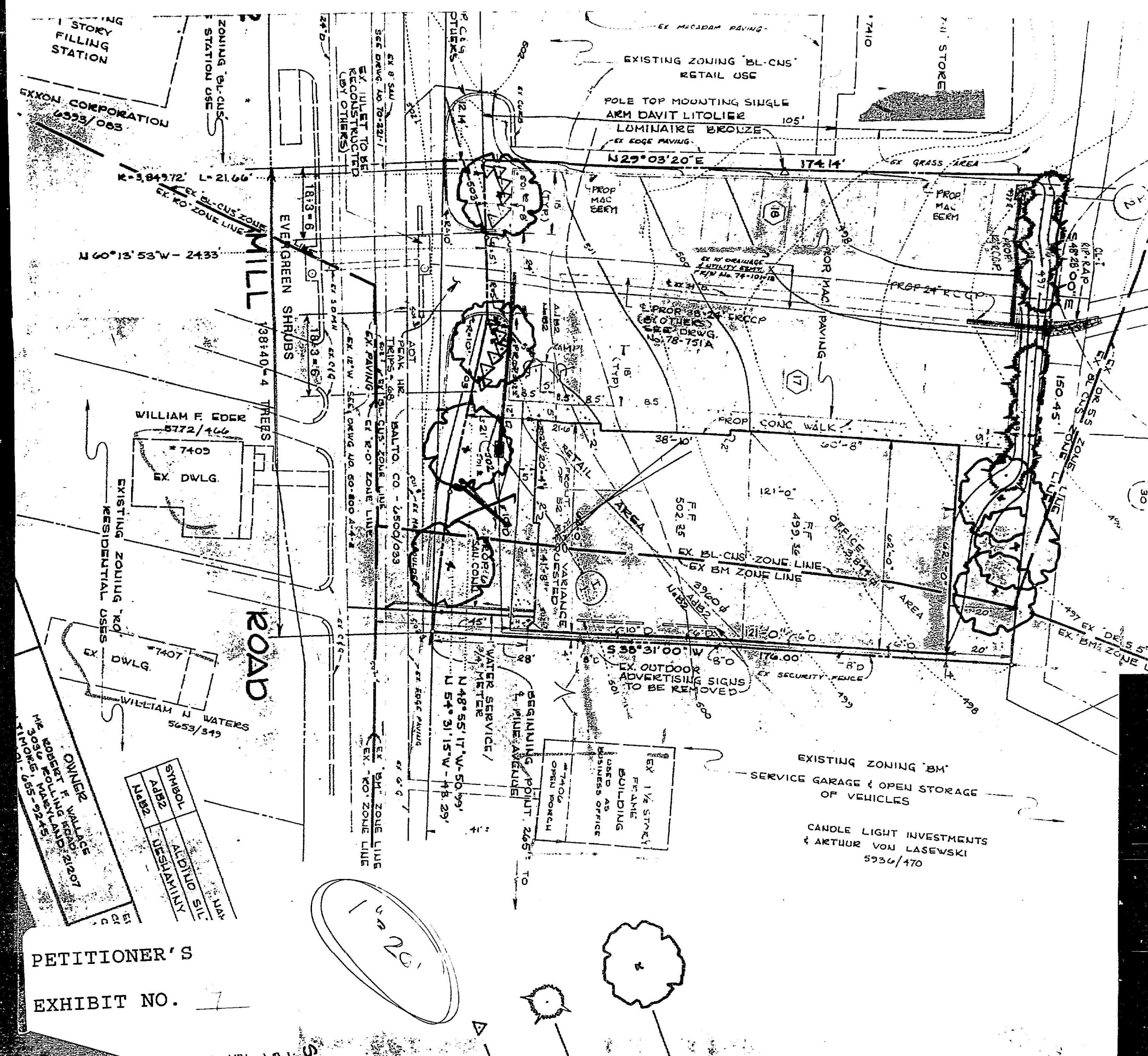
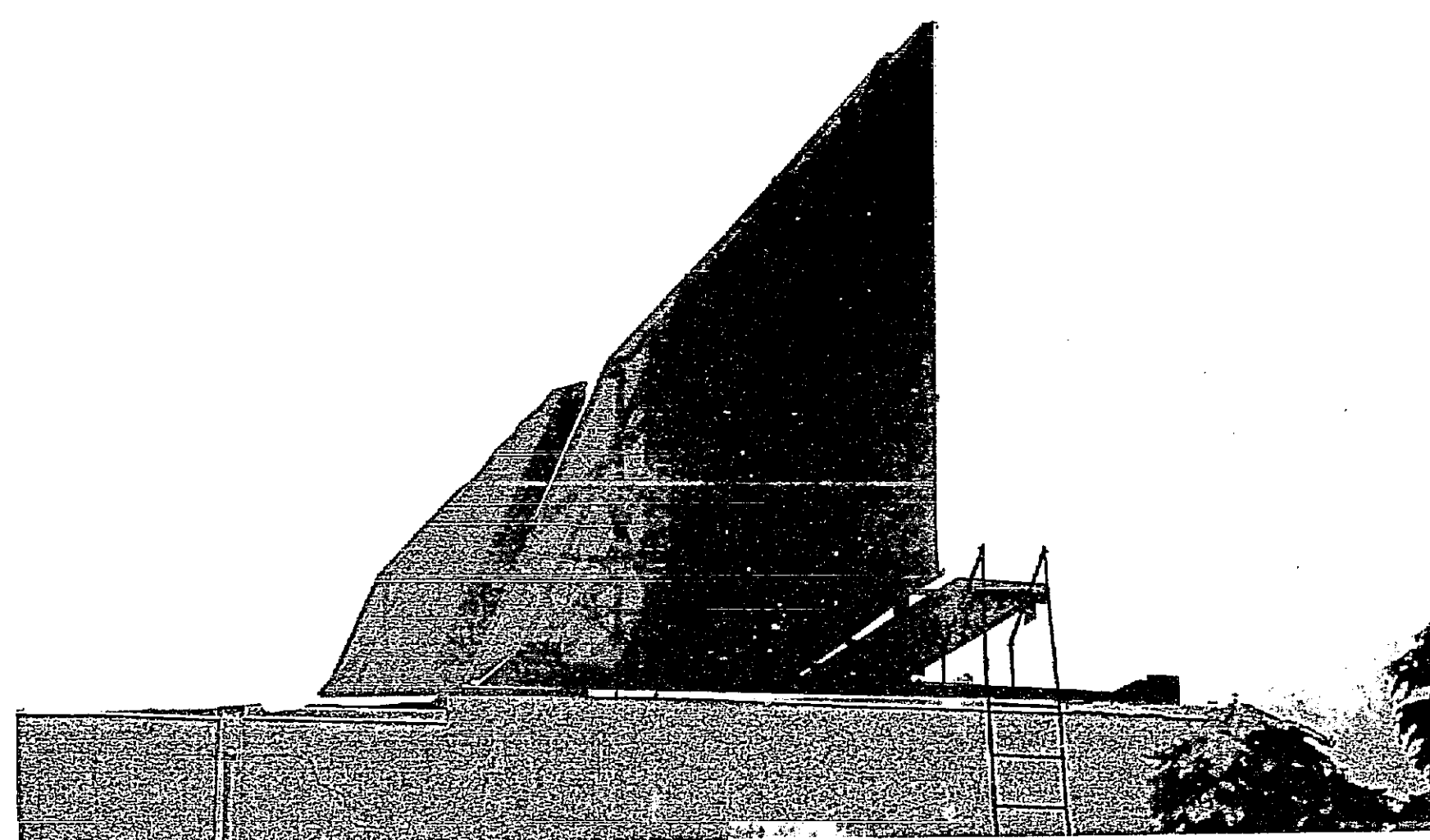
I am in opposition to granting Special exceptions and Variances in the above referenced cases. The first two cases are too close to the public right of way, and residential zones. The third case location will further degrade a rural location, and the proposed location is too close to the property line.

I have personally inspected the Windsor Mill and Pine Avenue location today, September 12, 1996. The area is still largely residential, indeed, a whole row of homes faces the proposed location. Windsor Mill road is narrow, carries heavy vehicular traffic, which would provide a distraction, adversely, to drivers, and, obviously, is too near to the roadway. Please deny this request.

Case 97-66XA is located at a gateway to the Patapsco State Park, be too close to the right of way, and provide an eyesore close to residences. Please deny this request.

I also oppose the final case 97-67XA. Although I haven't been past this location, I have friends who reside, not too far away, on Dark Hollow Road. This area, the last of the truly lovely rural residential-horse farm areas, would be despoiled if a billboard would be allowed. It would definitely be too close to the road, distracting, and be deleterious to the health and welfare of the nearby residents, who value natural beauty, above all. Please deny this request.

The requests for variances and Special Exceptions prove that these locations are deemed unsuitable by the laws of Baltimore County. If these requests are granted they will further make a mockery of those laws.



WILLIAM MONK, INC.

LAND USE PLANNING • LANDSCAPE DESIGN

COURTHOUSE COMMONS
222 BOSLEY AVENUE
SUITE B-7
TOWSON, MD 21204
410-494-8931
FAX 410-494-9903



7408 WINDSOR MILL ROAD
ROOF MOUNTED, SINGLE FACED, SIDE BY SIDE
FACING EAST BOUND TRAFFIC



WILLIAM MONK, INC.

LAND USE PLANNING • LANDSCAPE DESIGN

COURTHOUSE COMMONS
222 BOSLEY AVENUE
SUITE B-7
TOWSON, MD 21204
410-494-8931
FAX 410-494-9903



ADJACENT LAND USE



WILLIAM MONK, INC.

LAND USE PLANNING • LANDSCAPE DESIGN

COURTHOUSE COMMONS
222 BOSLEY AVENUE
SUITE B-7
TOWSON, MD 21204
410-494-8931
FAX 410-494-9903



ADJACENT LAND USE



WILLIAM MONK, INC.

LAND USE PLANNING • LANDSCAPE DESIGN

COURTHOUSE COMMONS
222 BOSLEY AVENUE
SUITE B-7
TOWSON, MD 21204
410-494-8931
FAX 410-494-9903



VIEW WEST

WINDSOR MILL ROAD

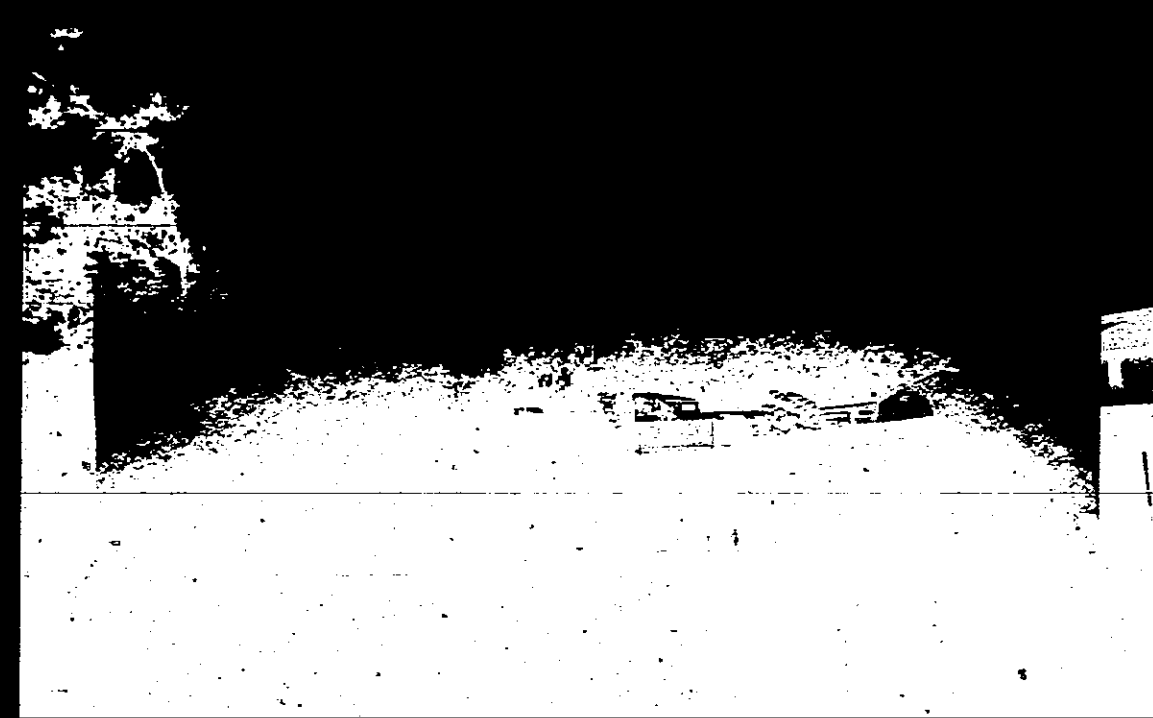
VIEW EAST



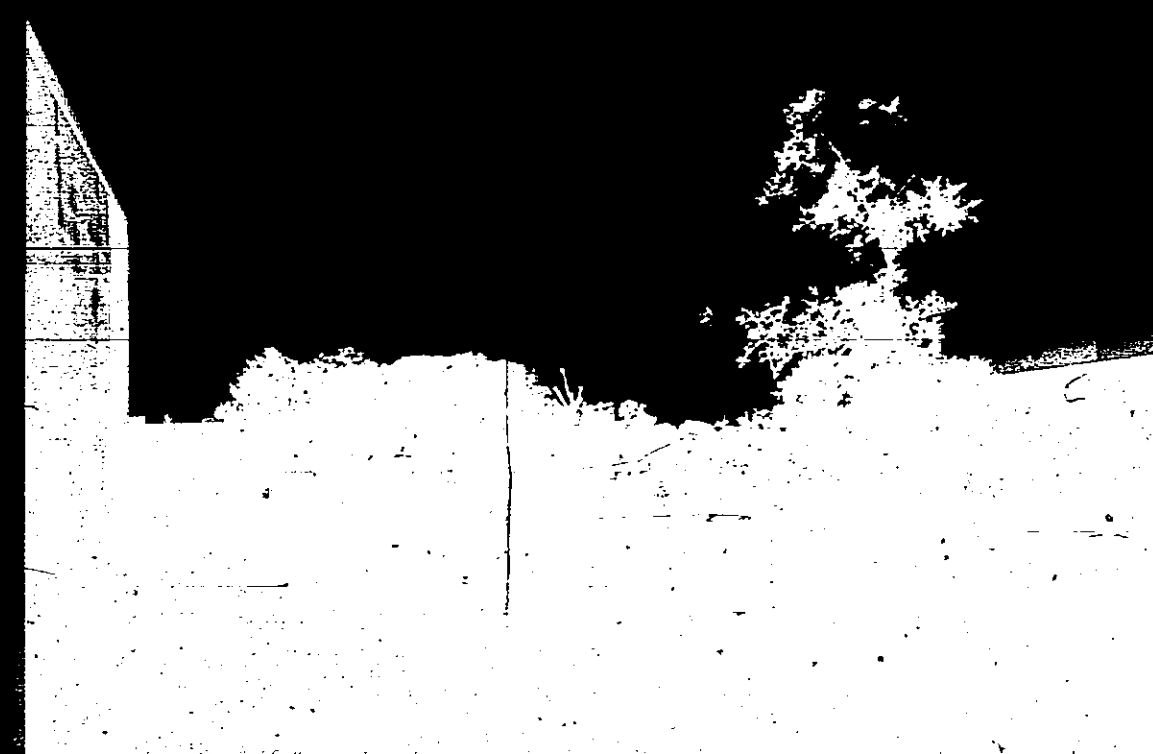
WILLIAM MONK, INC.

LAND USE PLANNING • LANDSCAPE DESIGN

COURTHOUSE COMMONS
222 BOSLEY AVENUE
SUITE B-7
TOWSON, MD 21204
410-494-8931
FAX 410-494-9903



EXISTING EVERGREEN TREES ALONG REAR PROPERTY LINE





L - NE

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
PHOTOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1992
William A. Howard
Chairman, County Council

SCALE 1" = 200'	LOCATION HEBBVILLE	SHEET N. W. 4-G
DATE OF PHOTOGRAPH JANUARY 1986	PETITIONER'S	

EXHIBIT NO. 1